



South View

Glanton

- Mid-terraced Freehold house
- Open plan living space
- Two bedrooms
- Inglenook fireplace
- No chain
- Countryside views

Guide Price **£185,000**

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7 South View Glanton NE66 4AR

The wonderfully spacious open plan layout of this old stone cottage in Glanton gives the property a contemporary feel whilst retaining charm and character, particularly with the stunning large inglenook as the main focal point of the room. The bi-fold doors provide maximum natural light into the sizeable living space where there are areas for seating, dining, and a fitted kitchen. A quality stone terrace outside the bi-fold doors provides an extension to the ground floor accommodation and is a fantastic outside space for alfresco dining and a relaxing area overlooking the lawn garden below. Upstairs both bedrooms enjoy impressive far reaching countryside views and are currently set up as a double and twin room.



The rural village of Glanton is easily accessible from the A697 and has the local towns of Alnwick, Wooler and Rothbury on hand. Popular with walkers, ramblers and tourists to Northumberland, this location is a favourite for second homes and holiday let rentals, as well as those who choose this peaceful idyllic location as their main residence.

PORCH

Entrance door | Tiled floor | Wall lights

HALL

Staircase to first floor | Luxury vinyl floor tiles

OPEN PLAN LIVING SPACE

Main seating and kitchen area 15' 9" x 19' 8" (4.80m x 5.99m)
These are maximum measurements that include under the stairs)

Dining area (in-front of the bi-fold doors) 14' 0" x 5' 10"
(4.26m x 1.78m)

Double glazed external door and windows | Double glazed Bi-fold doors to front terrace and garden | Wall lights | Luxury vinyl tiled floor | Ingle nook fireplace with wood burning stove | Electric storage heater | Fitted kitchen units | Belfast sink | Electric hob | Electric oven | Extractor hood | Integrated Fridge / Freezer | Integrated Dishwasher | Integrated Washing machine



LANDING

Electric storage heater | Window

BATHROOM

Double glazed frosted window | Bath with shower over and glass screen | Close coupled W.C. | wash hand basin | Fully tiled walls | Electric ladder style heated towel rail

BEDROOM ONE

11' 1" (Max into alcove) x 11' 3" (Plus door recess) (3.38m x 3.43m)
 Fitted wardrobes | Double glazed window | Far reaching views over countryside

BEDROOM TWO

13' 4" x 8' 10" (Max) 5' 7" (Min) (4.06m x 2.69m (max) 1.70m (Min))

Loft access | Double glazed window | Far reaching views over countryside



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric night storage heaters and a stove

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: Not in a black spot

Parking: On-street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? Yes

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? There is an access path from Whittingham road that leads to the property at the front, as well as a shared path at the rear on South View.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: Currently being prepared

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16 Branches across the North-East

