



Burnfoot Cottage

Otterburn

- Stone Built Cottage
- Character Features
- Extensive Gardens
- Two Bedrooms
- Rural Location
- Successful Holiday Let

Offers in the Region of: **£235,000**

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Burnfoot Cottage, Otterburn

PROPERTY DESCRIPTION

Enviably located semi detached dormer style bungalow. Nestled amongst glorious rolling countryside and adjoining woodland, this really is an idyllic setting.

The current owners have used the property as a successful holiday let, with a healthy income, gross income being in excess of £35,000 per annum based on 2023 and 2024 trading.

This attractive property occupies a generous plot with large side garden, double width garage, summerhouse and two generous sized garden sheds.

Entering the house via the composite double glazed entrance door, leading into the hallway. Off from the entrance is the lounge which is an excellent size, featuring a fireplace with exposed brickwork, quarry tiled hearth and cast-iron wood burning stove. Off from the lounge, there is an inter connecting conservatory which gives additional access to the garden via French doors.

The kitchen diner is particularly worthy of note with its range of solid wood cabinets, complemented by solid wood worktops, central island and chimney breast housing a cast-iron range with twin hotplates. There is a supplementary cooker and hob.

Completing the ground floor is a lavish bathroom/ WC with fully tiled walls and white period themed suite including roll top bath with exposed legs.

The first floor comprises landing, leading to the main bedroom. The main bedroom has a built in wardrobe and an ensuite WC. The second bedroom also comes with built in wardrobes. Both bedrooms offer stunning countryside views.

The cottage is conveniently located just off from the A68, which is a great road for travelling, starting in Edinburgh leading all the way to Darlington. There are miles upon miles of stunning walking paths. The village of Otterburn offers great amenities from a local village shop, a restaurant and hotel, cafes and a sports center. The historic town of Jedburgh, just across the Border, is a great town with many amenities to offer.

The nearest town for larger shopping amenities is the market town of Hexham, with it being around 35 miles away. Hexham has small and large shops to suit everyone's needs. Hexham also offers great public transport routes, with its train station providing links East to Newcastle-Upon-Tyne, and West towards Carlisle. It also has a local bus station which provides links to places around the area.

INTERNAL DIMENSIONS

Lounge: 16'3 x 12'5 plus alcovs (4.95m x 3.78m)
Kitchen: 19'4 max x 13'0 max (5.89m x 3.96m)
Conservatory: 9'6 x 8'3 (2.90m x 2.51m)
Bedroom 1: 13'3 max x 12'4 max (4.04m x 3.76m)
Bedroom 2: 14'6 x 13'1 plus alcovs (4.42m x 3.00m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Private
Sewerage: Septic Tank
Heating: Oil and Wood Burner/ Open Fire
Broadband: O2 Wifi Box Used from Phone Singal
Mobile Signal / Coverage Blackspot: No
Parking: Garage and Driveway Parking

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: Yes, static caravans and lodges being built in surrounding area.

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: (Currently Deleted – Holiday Let)

EPC RATING: D

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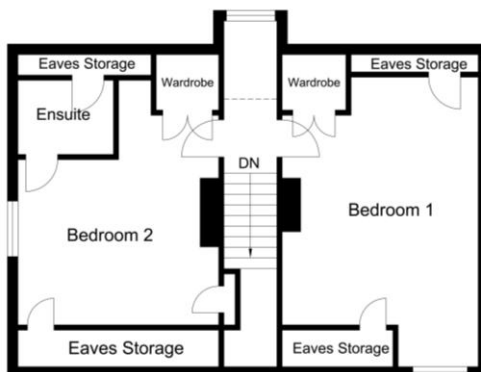
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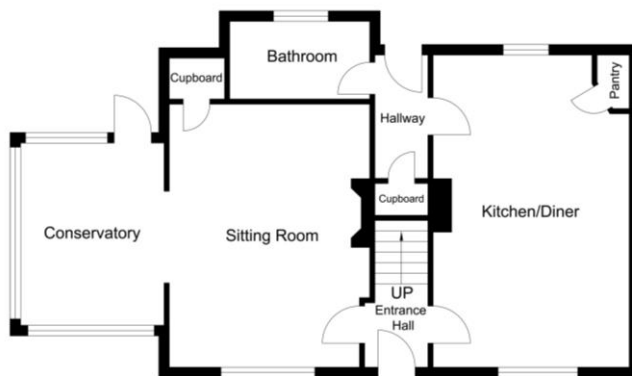
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First Floor



Ground Floor

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