



## South View

### Glanton

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

Guide Price **£175,000**

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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: E**

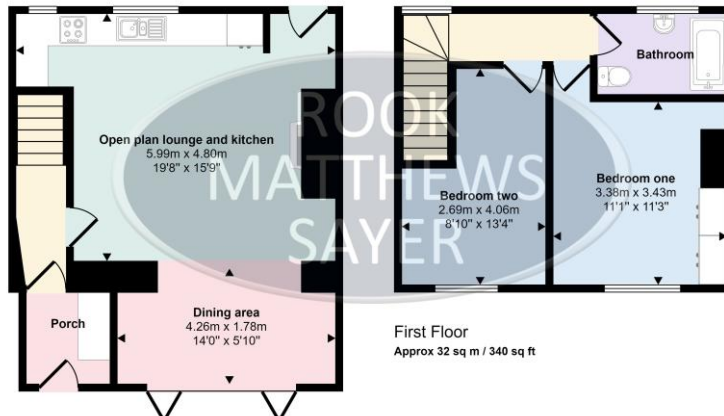
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Approx Gross Internal Area  
75 sq m / 808 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VERSION 1

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16 Branches across the North-East

