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SARAH'S COTTAGE, HIGH ANGERTON, NE61

Offers Over £725,000

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Superb Stone Built Barn Conversion Situated within a Desirable Hamlet and Boasting in Excess of 3,500 Sq ft of Internal Living Space with Delightful South Facing Rear Gardens plus Orchard, Two Generous Reception Rooms, Farm House Style Kitchen/Breakfast Room, Four Double Bedrooms, Three En-Suites & Private Driveway with Off Street Parking for Several Vehicles.

This excellent semi-detached barn conversion forms former farm buildings in the picturesque hamlet of High Angerton, Northumberland. High Angerton is well placed close to the charming village of Hartburn and is located near Bolam Lake. This exclusive location offers significant advantages with its beautiful rural setting, yet with excellent access into the historic market town of Morpeth, which is placed just a short drive away, providing a fantastic selection of shops, restaurants, outstanding local schooling, and excellent transport links.

Also placed just a short drive away is the desirable village of Ponteland, again with its shops, cafes, restaurants and schooling.

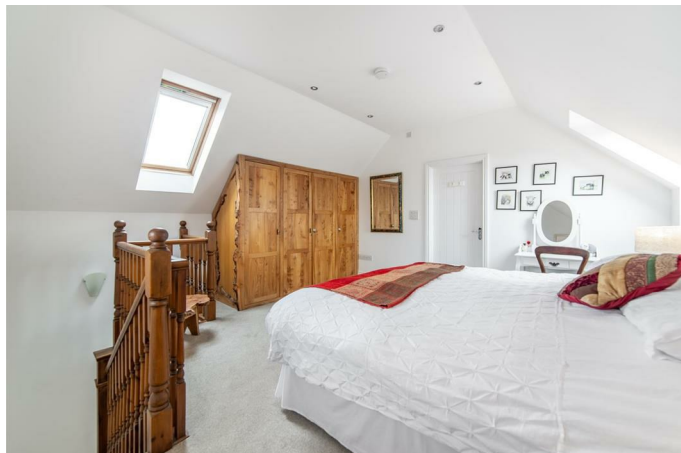
This beautifully converted, stone built barn offers generous and versatile accommodation which is set over two floors and early viewings are deemed essential.

Part of the property is currently run as a highly successful holiday home generating an annual turnover in excess of £50,000. The business can be purchased with separate negotiation

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The internal accommodation comprises: Entrance hall with return staircase leading to the first-floor landing and ground floor guest cloakroom with WC. The ground floor comprises of two reception rooms, including a spacious open-plan kitchen/breakfast room with living area.

The first reception room, which is a good size, is located at the end of the hallway and offers a secondary staircase (leading to the first-floor bedroom space), with wooden flooring, store cupboard and door leading to the courtyard. The hallway then gives access to the first of two kitchens, this kitchen has been recently replaced to a high standard with wooden flooring and Belfast sink.

To the left-hand side of the entrance hall, a door leads into a secondary hall that gives access to the second reception room, which again is generous in size and is accessed via double doors with dual aspect windows, Inglenook fireplace with wood-burning stove and door leading out onto the side garden and driveway. The hallway then leads through to a second staircase which leads to the first floor with reading area.

Double doors then lead into the farm house style kitchen/breakfast room with tiled flooring, LPG Aga and doors leading out onto the front courtyard and gardens. To the rear of the kitchen a door leads into a good-sized utility room.

The stairs then lead to the first-floor landing with reading area and offers access to four generously sized bedrooms, along with three en-suite bathrooms/shower rooms. Two of the bedrooms benefit from built-in storage. The principal suite is a great size and enjoys access to a large en-suite bathroom which can also be accessed independently from the landing.

Externally, the property features a large, south-facing mature garden, which is mainly laid to lawn with well-stocked borders and paved entertaining terrace. A raised and covered pergola is positioned at the rear of the garden. The gardens also offer a vegetable garden space which is fenced and provides a greenhouse and timber garden store. The property also offers a second, larger garden that is accessed via a wooden pedestrian gate with hedged boundaries and chicken run. The entirety of the grounds and gardens extend to over 0.5 acres.

Off-street parking is available via a spacious gravel driveway, providing room for multiple vehicles, with wooden gates leading to the access road.

Well presented throughout, this excellent barn conversion demands an early inspection and viewings are strongly advised.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		