



Alncroft Whittingham

- Stone built cottage
- Two bedrooms
- Orangery
- Well-presented accommodation
- Outbuildings



Guide Price: £395,000



Aincroft

Whittingham, Alnwick

Northumberland NE66 4UW

This gorgeous stone cottage is located in the picturesque village of Whittingham in Northumberland. Whittingham is a beautiful rural village on the banks of the Aln River located approximately 8.5 miles west of Alnwick in Northumberland. The cottage has been extensively developed and enhanced by the current owners and is a spacious two-bedroom cottage on an elevated plot with accommodation that includes Sapele framed sliding sash double glazed windows, a large farmhouse style dining kitchen with an inglenook fireplace, and a garden room extension to the existing lounge that has windows to three sides and offers views of the garden and across to the woodland that lines the banks of the river Aln. Both bedrooms are spacious double bedrooms, and the bathroom has been converted to a stunning walk-in shower room. There is a row of useful outhouses in the rear garden that have all been re-roofed, and a large 'chalet' suitable for use as a home office or a work shop. Although the property is situated in an elevated position, there is a private parking area with access off the road, and steps up to the garden. This is a stunning spacious stone cottage in an idyllic village setting.



DINING KITCHEN

Dining area 15'0 x 15'1 (4.57m x 4.59m)

Double glazed entrance door, double glazed sash window to front, Inglenook style fireplace with Aga multi-fuel stove on a slate hearth, fitted units, wood flooring, downlights and open to kitchen area.



Kitchen area 15'5 plus units x 10'9 (4.70m plus units x 3.28m)

Double glazed sash window, wall and base units with built-in microwave, Range dual fuel cooker (bottled gas) with tiled splashback, integrated appliances including dishwasher, fridge, freezer, space for washing machine and tumble dryer, double Farmhouse sink with Granite drainers, and downlights.



LOUNGE 14'10 x 11'3 (4.52m x 3.43m)

Double glazed sash window to front, part wood panelled walls, luxury vinyl tiled flooring, electric fire with wood surround, marble inset and hearth, antique style radiator.

GARDEN ROOM 12'2 x 11'6 (3.71m x 3.51m)

Double glazed windows and double doors, antique style radiator, and luxury vinyl tiled flooring.

BEDROOM ONE 12'2 x 11'10 (3.71m x 3.61m)

Double glazed sash window to front, coving to ceiling, luxury vinyl tiled flooring, and radiator.

BEDROOM TWO 12'1 x 8'9 (3.68m x 2.67m)

Double glazed sash window to front, radiator and alcove.

SHOWER ROOM

Double glazed frosted sash window, walk-in shower with rain-head shower and handheld attachment, tiling, pedestal wash hand basin, W.C., Karndean flooring, fitted storage cupboard, part panelled walls, downlights, and extractor fan.

HALL

Luxury vinyl tiled flooring, coving to ceiling, radiator, doors to bedrooms, shower room, lounge and dining kitchen.

EXTERNALLY

There are three outhouses with lighting, car park lighting, Greenhouse, two outside taps and two outside electric double sockets.

CHALET/HOME OFFICE/WORKSHOP

18'8 x 12'11 (5.69m x 3.94m)

Entrance door, two black UPVc double glazed windows, wall and base units, power and lighting.

SERVICES

Mains electricity, water and drainage. Solid fuel central heating. LPG bottled gas for Range cooker. Solar panels (powering additional hot water).

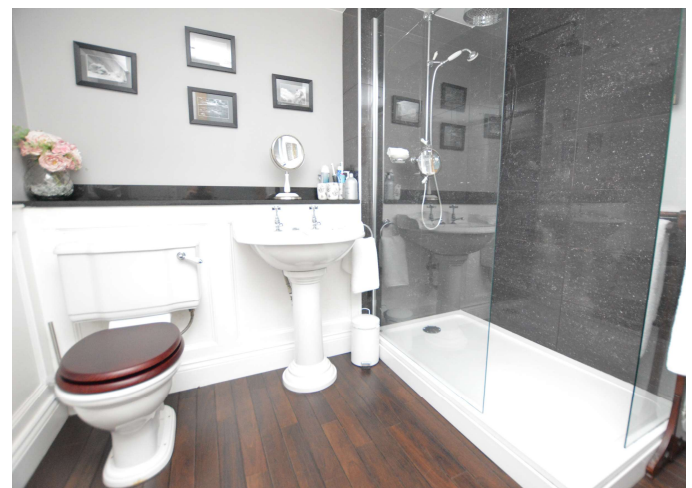
TENURE

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 Advisor.

COUNCIL TAX BAND C

EPC Rating D

AL008186/DM/RJ/8.11.2022/V.4



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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