



## Elishaw Gate House

Elishaw, nr. Otterburn

- Detached Cottage
- Four Bedrooms
- Sun Room
- Generous Gardens
- Garage
- Workshop
- Rural Location
- Open Views

**Offers Over: £450,000**

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# Elishaw Gate House

Elishaw, nr. Otterburn

We welcome to the market this beautiful, detached home, originally built circa 1750 as a counting-house, now offering spacious accommodation in a superb rural setting with period features such as exposed beams and original fireplaces. Sitting within a plot of approximately half an acre, this home near Otterburn offers generous outside space with uninterrupted panoramic views of the Northumberland countryside. This is a peaceful retreat in natural surroundings, but with good road links providing access to surrounding towns for amenities.

The internal accommodation comprises entrance vestibule; through to a sitting room, a great room for entertaining with exposed beams; a spacious living room with a traditional exposed brick feature fireplace and the first of two staircases to the first floor; kitchen/diner boasting a range of fitted base, drawer and wall units in a chic wood finish; sunroom perfect to relax in with surrounding windows flooding in natural light and offering woodland views; a spacious dining room with second staircase to the first floor; utility room; and a convenient downstairs W.C.

The first floor can be accessed by either of the two staircases. These lead to two separate landings, each giving access to two bedrooms and a family bathroom. All four bedrooms are double with space for bedroom furniture and offer tasteful décor and fitted wardrobes for extra storage. Opportunities to create a home office or study are there if desired.

**Living Room: 14'10" X 14'1" (4.54m X 4.3m)**

**Sitting Room: 14'1" X 13'10" (4.3m X 4.22m)**

**Dining Room: 15'10" X 15'6" (4.85m X 4.74m)**

**Kitchen / Diner: 14'1" X 10'9" (4.3m X 3.3m)**

**Sun Room: 20'11" X 7'9" (6.39m X 2.37m)**

**Utility Room: 11'2" X 5'4" (3.42m X 1.64m)**

**Bedroom One: 14'4" X 13'11" (4.38m X 4.26m)**

**Bedroom Two: 15'6" X 12'4" (4.74m X 3.76m)**

**Bedroom Three: 17'5" X 9'1" (5.31m X 2.77m)**

**Bedroom Four: 10'7" X 7'11" (3.25m X 2.43m)**

**Bathroom One: 12'8" X 6'9" (3.88m X 2.08m)**

**Bathroom Two: 6'4" X 6'0" (1.95m X 1.84m)**



Externally, the property offers a double garage, a workshop, and generous private gardens mainly laid to lawn with mature woodland and shrubbery surrounding creating a private feel. Breath-taking natural views are offered from the gardens also.

This property offers an attractive prospect to families, those retiring to the countryside or even those wishing to offer small scale B&B due to the separate landings and access on the first floor.

This property must be seen to be truly appreciated. Viewings by appointment only, please call RMS Hexham office to arrange on 01434 601616.

**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: B**

**EPC Rating: D**

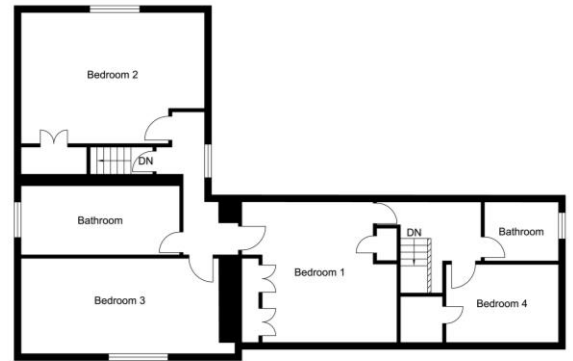
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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