



## Old Post Office Whittingham

- Five bedrooms
- Versatile layout
- Spacious accommodation
- Beautifully presented
- Extensive gardens



**Guide Price: £475,000**

01665 510044  
3-5 Market Street, Alnwick NE66 1SS

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)



# Old Post Office

Whittingham, Alnwick,

Northumberland NE66 4RB

An absolutely stunning stone period property located in the picturesque village of Whittingham in Northumberland. Whittingham is a quaint rural village on the banks of the Aln River located approximately 8.5 miles west of Alnwick in Northumberland.

Oozing charm and character, this former Post office cottage and adjacent barn have been united to form one amazing and substantial property that offers a versatile layout and stunning gardens within an idyllic village setting. A sumptuous blend of contemporary styling, modern fittings, and period features have created a luxurious but homely atmosphere. Whilst the accommodation may be utilized as four-five bedrooms and additional multi-use spaces, the original cottage and post office form the main hub of the property with a central living room and dining kitchen that feature a double-sided stove within a dual aspect Inglenook. Through an interlinking hall, further bedrooms and living space have been created in the conversion of the barn, where large characterful arched windows offer wonderful views of the landscaped gardens. Servicing the bedroom accommodation there is an ensuite five-piece bathroom, downstairs shower room, and a four-piece bathroom in part of the attic conversion in the cottage. The large shaped lawn at the rear has been surrounded by mature well-stocked flower beds and planted areas, as well as a long fruit garden to the side and seating areas.

The quirky and unconventional layout is most definitely an appealing feature of this fabulous property, where the desire for a cosy country cottage is fused with spacious and versatile accommodation.



## ENTRANCE HALL

Composite entrance door, radiator, door to ground floor bedroom and lounge.

## GROUND FLOOR BEDROOM TWO 15'9 x 13'3 (4.80m x 4.04m)

Double glazed window to side, radiator, cast iron fireplace with slate hearth and wood surround.

## LOUNGE 17'7 max into alcoves and recess x 15'8 max (5.36m max into alcoves and recess x 4.78m max)

Double glazed windows to front and rear, Inglenook style fireplace with two sided multi fuel stove on stone hearth, radiator, and staircase to first floor.



## KITCHEN 15'9 x 14'5 (4.80m x 4.39m)

Double glazed window to front, Inglenook style fireplace with two sided multi fuel stove on stone hearth, fitted wall and base units incorporating undercounter Franke sink, Silestone work surfaces and upstands, electric oven, electric hob with extractor hood over, integrated fridge/freezer, Karndean flooring, radiator, downlights, coving to ceiling, door to utility and steps to rear lobby.

## UTILITY 12'0 x 8'4 (3.66m x 2.54m)

Double glazed windows to two sides, wall and base units incorporating twin bowl under counter sinks, electric Aga with extractor hood over, space for dishwasher, space for fridge/freezer, Karndean flooring, downlights, and radiator.

## LAUNDRY

External door to shared courtyard, stable door to utility, single sink unit, space for washing machine, shelves and radiator.



**ATTIC BEDROOM FOUR (above bedroom two) 13'1 including wardrobe/cupboard x 11'6 (3.99m including wardrobe/cupboard x 3.51m) restricted head height**

Double glazed Velux window, window to side, storage cupboard, radiator, storage cupboard and wardrobe.

**BEDROOM/STUDY 13'2 x 11'1 (4.01m x 3.38m)**

Double glazed Velux window, radiator and door to bathroom.

**BATHROOM**

Double glazed Velux window, free standing double ended bath, close coupled W.C., pedestal wash hand basin, shower cubicle with mains shower, tiled walls, vanity light, large storage cupboard with hanging rail, solid wood flooring, radiator, and downlights.

**INNER HALL**

Double glazed door and window to rear, radiators, exposed wood beams, Velux window, door to shower room, and storage cupboard housing the boiler.

**SHOWER ROOM**

Double glazed frosted window to front, shower cubicle with mains shower with rain head and handheld attachment, close coupled W.C., pedestal wash hand basin, tiled floors, Karndean flooring, radiator and downlights.

**SITTING ROOM 15'5 x 10'1 (4.70m x 3.07m)**

Byre door and window to side overlooking the garden, doors to bedrooms and store, radiator, coving to ceiling, and loft access.

**BEDROOM THREE 11'10 x 8'8 (3.61m x 2.64m)**

Double glazed byre window, radiator, tiled floor and coving to ceiling.

**BEDROOM ONE 15'1 x 12'4 (4.59m x 3.76m)**

Double glazed window to side overlooking the garden, radiators, and staircase to attic space.

**ENSUITE**

Double glazed window to side, double shower cubicle with mains shower, bidet, W.C., pedestal wash hand basin, part tiled walls, tiled floor, electric heated towel rail, storage cupboard, double storage cupboard with hanging rail and shelves, shaver point, downlights, extractor fan, and vanity light.

**ATTIC SPACE 21'11 x 11'11 (6.68m x 3.63m)**

Double glazed Velux window, storage cupboard in eaves, and radiator.

**EXTERNALLY**

The front garden is landscaped with mature planting and gravelled pathway. The rear garden has a paved patio area, large shaped lawn surrounded by mature well-stocked flower beds and planted areas, as well as a long fruit garden to the side and seating areas.

**SERVICES**

Mains electricity, water and drainage. Oil central heating.

**TENURE**

Freehold.

**EPC RATING E**

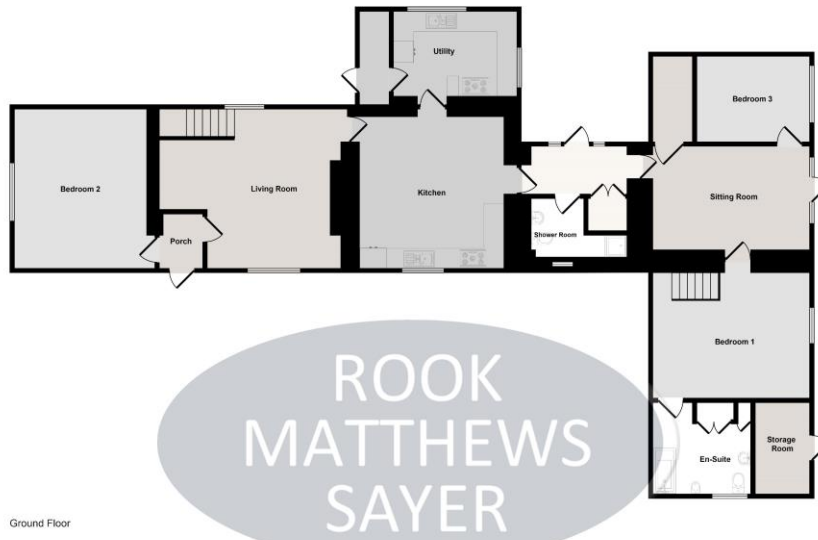
**COUNCIL TAX BAND F**

AL008405/DM/RJ/10.05.2023/V2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Denotes head height below 1.5m

This footprint 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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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