



Low Nest Alston

- Three Bedroom Cottage with Two Bedroom Annex
 - 12 Acres Grazing Land
- Beautifully Refurbished Throughout Both Properties
 - Exceptional Countryside Views
 - Stunning, Peaceful Location
 - Lucrative Investment Opportunity
 - Dark Skies
 - Close to Amenities

Guide Price: £550,000

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1 Low Nest & Low Nest Barn

Alston

We are delighted to offer a unique opportunity to purchase two beautiful stone-built cottages and 12 acres of land.

On offer is a gorgeous semi-detached cottage offering quirky, versatile internal rooms which have been meticulously renovated but carefully presented to retain many of the traditional features. The property offers three bedrooms, open plan kitchen and living space, cellar and sensational views.

The barn has been recently refurbished to a high standard of modern living but again retains traditional features, exposed stonework and oak beams.

The properties are accessed via a well-established private lane, heading down into the valley. Low Nest shows its age with its immense walls and imposing stonework. You enter into a welcoming porch, then into the open plan living space. There is stripped wood flooring and exposed beams. The kitchen is fully fitted with quality shaker style floor and base units, a central island with ample storage. There is a quirky yet useful dining area tucked into a quiet nook and an open plan living room with a stunning feature fireplace. There are two further rooms to this level which could be used as bedrooms but are currently utilised as a study and a snug area.

Up from the living room is the master bedroom and bathroom. This bedroom has exposed A-frame beams, exposed stone work and Velux style windows with an elevated seating area taking in the most spectacular surrounding views. The bathroom is a white suite with a bath, WC, hand basin and shower cubicle. Down from the living room there is a spacious cellar, plumbed for all utilities with an extra shower room.

Externally the property has a well-established rear garden with greenhouse and splendid views of the land and the surrounding valley. To the front of the home there is a gravelled driveway servicing the two properties.

The land consists of 12 acres of rough grazing where some young trees have been planted but is suitable for grazing animals.



The Barn was recently converted into a commercial dwelling and is being used as a very lucrative holiday let. There are two good size double bedrooms, both with en suite facilities. A large, open plan living and kitchen boasting ample windows allowing for lots of natural light and making the very most of the beautiful countryside views. There are patio doors onto a good-sized patio with lots of space for outdoor seating for alfresco dining in the warmer months. The Barn is connected to the main house via a lockable door on the mid floor so could easily be incorporated into the main dwelling.

This simply beautiful, unique property is perfectly located to enjoy the surrounding wildlife and for those seeking a rural lifestyle but within easy distance of a large range of amenities including good road links, shops and schools.

Internal Dimensions:

House:

Basement:

Basement Room: 15'11" x 14'08" (4.85m x 4.47m)

Shower Room: 6'11" x 6'10" (2.1m x 2.08m)

Ground:

Kitchen/Living (L shaped): 24'06" max x 23'09" max (7.47m max x 7.24m max)

Bedroom 2: 12'04" x 10'10" (3.76m x 3.30m)

Bedroom 3: 10'10" x 8'7" (3.3m x 2.62m)

First Floor:

Bedroom (plus staircase): 16'05" x 22'09" (5m x 6.93m)

En-Suite: 7'07" x 10'10" (2.31m x 3.30m)

Barn:

Ground Floor:

Kitchen / Living: 25'4 x 15'5 (7.72m x 4.7m)

Lower Bedroom:

Bedroom 15'11 x 10'6 (4.85m x 3.2m)

En-Suite: 10'7 x 8'1 (3.32m x 2.46m)

Upper Bedroom:

Bedroom: 25'11 x 12'4 plus stairwell (7.9m x 3.76m)

En-Suite: 9'10 x 6'0 (3m x 1.83m)

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Standard Alston Moor Lease

Length of Lease: 999 years from 1621

Ground Rent: £0

Service Charge: £0

Council Tax Band: B

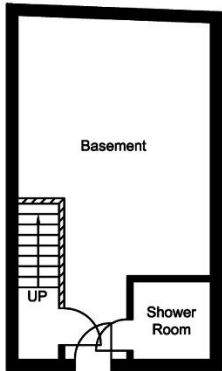
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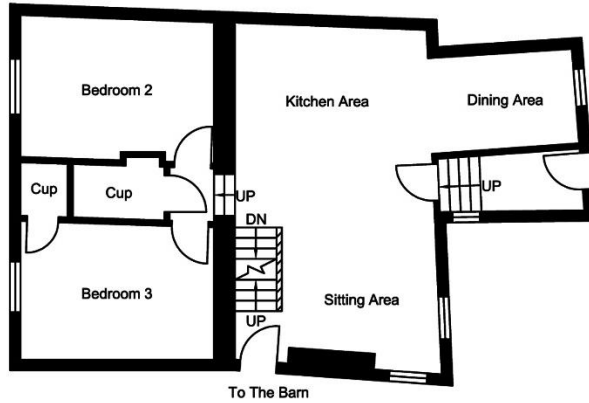




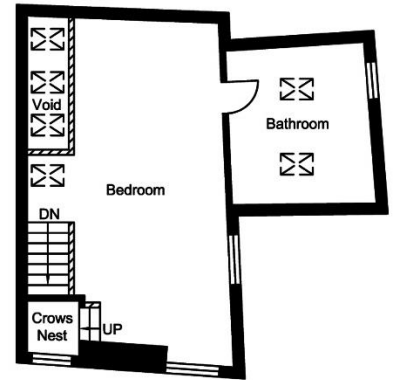
Main House Floorplan



Basement

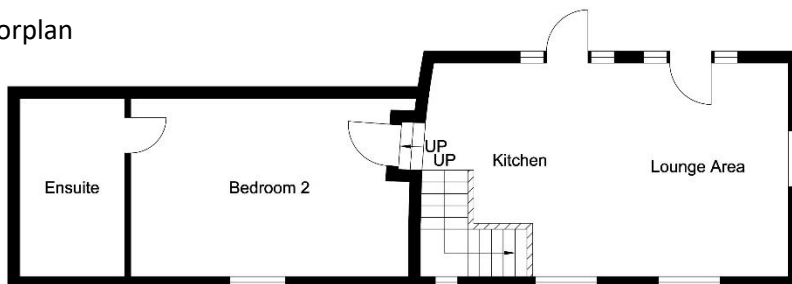


Ground



First Floor

Barn Floorplan



Ground Floor



First Floor

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