



West Turn Pike | Glanton | NE66 4AN

**£180,000**

A refurbished detached stone cottage in the rural village of Glanton near Alnwick, offering a spacious reception room, bedroom, modern shower room, contemporary kitchen, south-facing garden with open countryside views, and off-street parking.

ROOK  
MATTHEWS  
SAYER



x 1



x 1



x 1

**FREEHOLD**

**STONE COTTAGE**

**GARDEN**

**OPEN COUNTRYSIDE VIEWS**

**MULTI-FUEL STOVE**

**PARKING**

**For any more information regarding the property please contact us today**

### **15 West Turn Pike Glanton NE66 4AN**

This charming detached stone cottage is offered for sale in the rural village of Glanton, near Alnwick, and is presented in immaculate condition having been recently refurbished. Occupying a generous plot characterised by surrounding countryside and established walking routes, the property will appeal to first-time buyers, investors, retirees, and those seeking a peaceful second home or bolthole.

The accommodation includes a well-proportioned reception room featuring an inglenook fireplace, vaulted ceiling, and direct access to the south facing garden enjoying open countryside views. The shower room has a contemporary suite comprising a walk-in rain shower, vanity unit with integrated wash-basin, and heated towel rail.

Externally the property benefits from off-street parking on a gravelled drive within the sizeable fenced rear garden that is mostly laid to lawn and also includes an extensive decking area, stone outbuildings providing additional storage, and a log store.

Glanton offers a traditional village environment with access to local walks and the wider Northumberland countryside. Further amenities, including supermarkets, shops and additional services, can be found in Alnwick, a short drive away. From Alnwick, bus connections link to Morpeth and Newcastle. The nearest mainline rail services are available from Alnmouth station, offering regular trains to Newcastle in around 30 minutes and to Edinburgh in approximately one hour. This location provides a balance of rural living with access to key transport routes and nearby towns.

### **ACCOMMODATION**

#### **LIVING ROOM 15'5 X 13'5 (4.70m x 4.09m)**

Inglenook fireplace with multi fuel stove | Ceiling downlights | UPVC double-glazed window to front, and a UPVC double glazed door to the decking area in the garden

#### **KITCHEN 10'8 X 5'5 (3.25m x 1.65m)**

Fitted wall and base units incorporating; single bowl sink, integral electric hob and electric oven with extractor hood, integrated fridge freezer, integrated slimline dishwasher, integrated washing machine

UPVC double-glazed window | Wood floor

#### **BEDROOM 10'7 X 9'8 (3.22m x 2.94m)**

UPVC double-glazed window | Ceiling downlights | Door to living room

#### **SHOWER ROOM 10'6 X 5'1 (3.20m x 1.55m)**

Wet wall walk-in shower with mains rainfall-head shower and separate hand-held attachment | Wet-wall panels and glass screen | Close-coupled W.C | Cabinet with integrated wash-hand basin | Part wet-wall panels | Ceiling downlights | Extractor fan | Ladder-style radiator

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Multi-fuel burning stove in the living room. Hot water is provided by an electric immersion heater

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Gravelled drive in the rear garden

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

## RESTRICTIONS AND RIGHTS

Conservation Area: Yes

## HOLIDAY LET

While the agent believes the property may be suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

## 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

Right of access across a drive to the rear garden and parking via a five-bar gate. We have been advised that there is a shared cost for the upkeep of the drive.

COUNCIL TAX BAND: A

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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