



Elishaw Gate House

Elishaw, nr. Otterburn

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

Offers in the Region of £425,000

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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

HX00006006.KW.KW.14.7.23.V.1.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

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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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