



Fenwick Cottage | Whittingham | NE66 4UW

**£425,000**

Steeped in history and brimming with character, this exceptional three double bedroom period stone cottage, reputedly around 300 years old, occupies a picture-perfect setting alongside the River Aln, with wildlife and many bird species, in the heart of this delightful village of Whittingham. Surrounded by idyllic countryside walks, it offers a fabulous blend of rural tranquillity with the convenience of being just a short drive from the larger town of Alnwick with many shopping and leisure amenities.

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## SEMI-DETACHED STONE COTTAGE

### THREE DOUBLE BEDROOMS

### BRIMMING WITH CHARACTER & ORIGINAL FEATURES

### DRIVEWAY WITH SPACE FOR TWO CARS

## A WARM & WELCOMING HOME

### GARDENS TO THE FRONT & REAR

### SPACIOUS DINING KITCHEN & WELL-APPOINTED BATHROOM

### GENEROUS & WELL-PROPORTIONED ACCOMMODATION THROUGHOUT

For any more information regarding the property please contact us today

Fenwick Cottage, Whittingham, NE66 4UW

The current owners have created a warm and welcoming home, beautifully refurbished and presented with original features including exposed stone walls, timber beams, period fireplaces and stove along with timber sash windows and stone flooring, all of which is a reflection of its heritage which seamlessly blends into a tasteful modern living space.

From the moment you step inside the entrance door into the lobby, the cottage sets an enchanting tone and with a latch door accessing the generous dining kitchen fitted with an ample range of base and wall units, timber worktops and a double butler sink with mixer tap. There are integrated appliances including a hob, oven and extractor, fridge freezer, washer and dishwasher. The focal point of the kitchen is the original stone fireplace with firepit and stove together with an exposed stone walls and flooring.

Steps lead to the cosy lounge with a picture window overlooking the patio area and rear garden. The vaulted beamed ceiling is a fabulous feature with a galleried area above and the stone floor adds to the old-world charm of the cottage. From the entrance lobby to the left there is a double bedroom with a sash window overlooking the garden and built in wardrobe cupboards.

The family bathroom is spacious with a claw footed roll top bath, separate shower cubicle, high level w.c. and vanity wash hand basin. The half-panelled walls and herringbone flooring completes the tastefully presented bathroom with a warm atmosphere.

Outside the front garden is enclosed by a picket fence and a garden gate with a pathway with a lawn garden either side leads to the entrance door. The pretty cottage garden with a sunny aspect to the rear of the property is of an excellent size and wanders down to the River which meanders along the garden's boundary.

The paved patio area is perfect for al fresco dining or simply to enjoy the peace and quietness of the garden's surroundings. The cottage benefits from a gravelled side driveway for two cars.

Nestling in the Valley of Aln, Whittingham is a picturesque village known for its scenic beauty and rural charm surrounded by rolling countryside popular for walking and outdoor activities. It is located just over 7 miles from Alnwick and lies just west of the main A697 connecting Morpeth on the A1 and the A68 at Oxtou near Edinburgh. The village has a regular bus services between Kelso, Wooler and Newcastle. Perfect for many types of buyers including families, the village has its own primary school.

It boasts a thriving and close-knit community with many events taking place and a village hall. The village is rich in history with several historical buildings and landmarks including the Church of St. Bartholomew dating back to the 12th century. Alnwick and Morpeth are the closest larger towns with plenty of shopping and leisure amenities and train stations with fast train services to Newcastle and Edinburgh with connections throughout the country.

Fenwick Cottage is a home which needs to be experienced to be truly appreciated and if you are looking for a gorgeous stone cottage beautifully presented with original features, an abundance of rural charm and with the convenience of modern living, this residence is worthy of an internal inspection.

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**ENTRANCE LOBBY**

**DINING KITCHEN**

17'1" (5.21m) max x 14'9" (4.50m) max

**LOUNGE**

14'6" (4.42m) max x 14'1" (4.29m) max

**BEDROOM THREE**

13'8" (4.17m) max x 9'1" (2.77m) max

**BATHROOM**

**LANDING**

**BEDROOM ONE**

18'5" (5.61m) max x 13'6" (4.12m) max

**BEDROOM TWO**

13'1" (3.99m) max x 11'1" (3.38m) max

**CLOAKS/W.C.**

**EXTERNALLY**

Driveway | Gardens to front & rear | Large stone built outside store with light & power | Log store

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central Heating & Wood Burner,

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway

**AGENTS NOTE**

Oil central heating fitted in 2022

New kitchen fitted in 2024

New Pantile roof fitted in 2025

**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.

**RISKS**

Flooding in last 5 years: No flooding

Risk of Flooding: Zone 3

**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: F**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

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