



Willow Cottage | High Angerton | NE61

£500,000 Offers Over

For sale: a four bedroom semi-detached barn conversion in High Angerton, near Morpeth, offering an immaculate interior and attractive walled garden, ideal for families seeking green surroundings within easy reach of Ponteland.

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4



2



2

BARN CONVERSION

IMMACULATE PRESENTATION

TWO RECEPTION ROOMS

DINING KITCHEN

FOUR BEDROOMS

TWO BATHROOMS

WALLED GARDEN

NO UPPER CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The following rooms below are an example of how each room should be presented, please do not miss any rooms on the property out.

ENTRANCE PORCH: Useful and versatile porch, door to:

ENTRANCE HALLWAY: original, turned staircase to the first floor, three quarter height panelling and delft rack, radiator, door to:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator, tiled splashbacks.

LOUNGE: (front): 14'7 x 13'5, (4.45m x 4.09m), with measurements into feature, triple glazed bay window and alcoves, brick fireplace with marble inset and hearth, electric fire, radiator, cornice to ceiling.

DINING ROOM: (rear): 16'0 x 12'8, (4.88m x 3.86m), with measurements into alcoves and large, double glazed bay window with gorgeous views over the rear garden, attractive marble fireplace with electric fire, radiator, cornice to ceiling.

KITCHEN: (rear): 13'4 x 6'10, (4.06m x 2.08m), fabulous, high gloss, re-fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units, granite worktops, integrated double electric oven, hob, cooker hood, dishwasher, washer dryer and fridge freezer, sink unit with hot and cold mixer taps, brick effect tiling, spotlights to ceiling, modern flooring, double glazed window, combination boiler, door to:

CONSERVATORY: 8'6 x 7'8, (2.59m x 2.33m), with double glazed French door out to the rear garden, tiled floor, wall light, door through to garage

FIRST FLOOR LANDING AREA: double glazed window, large loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes, door to:

FAMILY BATHROOM: Gorgeous, re-fitted bathroom, comprising of, bath with tiled panel, hot and cold mixer taps and shower off, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, chrome ladder radiator, two double glazed windows.

BEDROOM ONE: (rear): 13'1 x 11'0, (3.99m x 3.35m), including depth of fitted wardrobes, double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: Contemporary and stylish en-suite, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c with push button cistern, tile effect flooring, fully tiled walls, recessed shelving, panelling and spotlights to ceiling.

BEDROOM TWO: (front): 15'0 x 10'5, (4.57m x 3.18m), into alcoves and triple glazed bay window enjoying stunning coastal views, excluding depth of fitted wardrobes, radiator.

BEDROOM THREE: (front): 8'2 x 7'5, (2.48m x 2.26m), triple glazed window with stunning views, radiator, fitted storage to one wall

EXTERNALLY: An extensive and stunning, West facing rear garden, enjoying approximately 100ft of fabulous outside space, mainly lawned with paved patio, well stocked borders, shed. The garage measures an internal, 18'10 x 7'11, (5.7m x 2.4m), with electric roller door, power and lighting, double glazed window. The front, block paved driveway offers parking for at least 5/6 cars and also boasts an EV charging point.

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Reception Room One: 19'07" (max) x 15'02" - 5.97m x 4.62m

Reception Room Two: 13'01" x 15'04" - 3.99m x 4.67m

Kitchen: 17'02" x 11'09" - 5.23m x 3.58m

Utility: 11'08" (max) x 9'01" (max) - 3.56m x 2.77m

W.C.

Bedroom One: 15'00" (max) x 15'05" - 4.57m x 4.70m

Ensuite: 9'07" x 5'04" - 2.92m x 1.62m

Bedroom Two: 17'01" (max) x 13'07" (max) - 5.21m x 4.15m

Bedroom Three: 14'01" (max) x 11'06" (max) - 4.29m x 3.51m

Bedroom Four: 8'03" x 7'00" - 2.52m x 2.13m

Bathroom: 9'08" x 5'09" - 2.95m x 1.75m

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Communal Sewage Treatment

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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.

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: E

EPC RATING: C

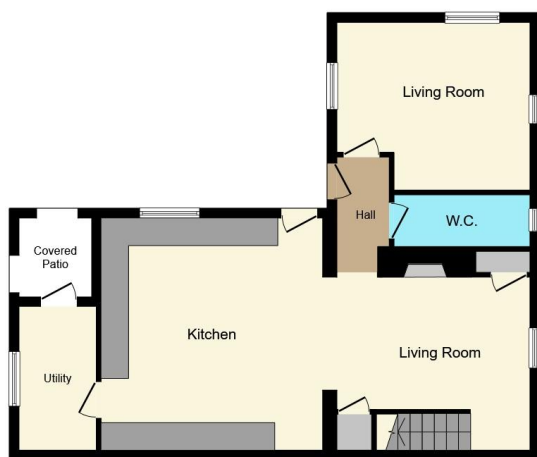
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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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