



Callaly Road | Whittingham | NE66 4SL

£425,000

An outstanding detached bungalow set in an elevated position within the sought-after village of Whittingham, boasting stunning countryside views towards St Bartholomew's Church.

Beautifully refurbished, it features a stylish open-plan kitchen flowing into a dining area and orangery, a cosy lounge with multi-fuel stove, and three bedrooms including an ensuite. Set on a generous plot with a large mature garden, two summer houses, a versatile cabin/workshop, and ample parking—this is a superb home combining modern living with village charm.

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DETACHED BUNGALOW

**SET ON A LARGE PLOT WITH OPEN ASPECT
AT THE REAR**

RE-MODELLED LAYOUT & REFURBISHED

**LARGE OPEN PLAN LIVING/DINING/KITCHEN
LEADING TO AN ORANGERY**

MULTI-VEHICLE PARKING

**OIL CENTRAL HEATING BOILER NEWLY
INSTALLED & A MULTI-FUEL STOVE**

SEPARATE LIVING ROOM

**TIMBER CABIN WITH POWER &
LIGHTING**

For any more information regarding the property please contact us today

Leaffield Cottage, Callaly Road, Whittingham, NE66 4SL

Nestled within the highly sought-after village of Whittingham, near Alnwick in the heart of Northumberland, this exceptional detached bungalow occupies a generous elevated plot, commanding far-reaching views across the surrounding countryside and towards the historic St Bartholomew's Church.

Beautifully re-modelled and refurbished by the current owners, the property offers a perfect blend of modern open-plan living and cosy, characterful spaces. At the heart of the home is a stunning open-plan kitchen, thoughtfully designed with a range of integrated appliances and ample workspace, seamlessly flowing into the dining area and onward to a bright and airy orangery—ideal for both everyday living and entertaining.

A separate living room provides a warm and inviting retreat, complete with a charming multi-fuel stove, perfect for relaxing evenings.

The bungalow offers three well-proportioned bedrooms, of which one has an ensuite shower room, while the remaining bedrooms are served by a stylish shower room.

Externally, the property continues to impress. A substantial cabin sits to the side of the house, fully equipped with power and electricity. Originally purchased as a garage, it is currently utilised as a workshop, offering fantastic versatility for a variety of uses.

The expansive rear garden is a true highlight—mature, private, and beautifully arranged with patio and decking areas, ideal for outdoor dining and enjoying the tranquil surroundings. Two summer houses further enhance the outdoor space, while a five-bar gate provides additional access. To the front and side, there is ample multi-vehicle parking. This is a rare opportunity to acquire a beautifully presented home in a picturesque village setting, offering space, flexibility, and breathtaking views.

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 Oxtun 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.

ENTRANCE HALL

UPVC double-glazed entrance door | Tiled floor | Antique style radiator | Coving to ceiling | Storage cupboard | Part-panelled walls | Doors to; living room, two bedrooms, bathroom, open plan kitchen and living space

LIVING ROOM (Front) 11' 8" x 12' 5" (3.55m x 3.78m)

UPVC double-glazed bay window | Antique style radiator | Laminate floor | Inglenook fireplace with a slate hearth incorporating a multi-fuel stove | Fitted cupboard and shelves | Coving to ceiling

BEDROOM (Side aspect) 11' 9" x 8' 5" (3.58m x 2.56m)

UPVC double-glazed sliding patio doors | Antique style radiator | Coving to ceiling | Fitted corner wardrobe

BEDROOM (Rear) 11' 8" x 9' 9" (3.55m x 2.97m)

UPVC double-glazed French doors to garden | Radiator | Fitted wardrobes and bedside cabinets | Coving to ceiling

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BATHROOM (Rear) 5' 10" x 6' 4" (1.78m x 1.93m)

Walk-in shower with glass screen incorporating a mains rainfall head shower and separate hand-held attachment | Fitted cabinets incorporating a wash-hand basin and W.C. | Chrome ladder style electric radiator | Fully tiled walls and floor | UPVC double-glazed frosted window

KITCHEN AREA (Front) 18' 6" x 7' 9" increasing to 12' 6" (5.63m x 2.36m increasing to 3.81m)

Incorporating a dining space | A range of kitchen cabinets incorporating: 1.5 porcelain sink, induction hob, extractor hood, double electric oven, integrated slimline dishwasher, integrated washing machine and space for fridge freezer

UPVC double-glazed windows | Tiled floor | Open to dining room and door to en-suite bedroom

SEATING/DINING ROOM 9' 6" x 9' 10" (2.89m x 2.99m)

UPVC double-glazed French doors to orangery | Electric radiator | Tiled floor | Coving to ceiling | Vertical radiator | Open to kitchen

ORANGERY (Rear) 11' 1" x 12' 0" (3.38m x 3.65m)

UPVC double-glazed windows and French doors leading to decking area | Tiled floor | Electric wall heater | Ceiling downlights

EN-SUITE BEDROOM (Side aspect) 8' 6" x 8' 11" (2.59m x 2.72m)

UPVC double-glazed window | Radiator | Door to kitchen and door to en-suite bathroom

EN-SUITE BATHROOM 8' 7" x 5' 8" (2.61m x 1.73m)

Bath with mains rainfall head shower and separate hand-held attachment - tiled surround and glass shower screen | Close coupled W.C. | Fitted cabinet incorporating a mono bowl sink | Tiled floor | Chrome ladder style radiator | UPVC double-glazed window | Ceiling downlights | Extractor fan

CABIN (Purchased as a Timber Double Garage)

Light and power

EXTERNALLY

Front garden with planted shrubs, trees, cottage garden flowers and bushes | Gravelled private drive with gate access offering multi-vehicle parking

Extensive mature rear garden with a variety of fruit trees and shrubs, an open aspect overlooking the hills with distant views of the church in Whittingham, and a wildlife pond and separate nature area attracting a variety of wildlife, including birds, bees, frogs and butterflies

Barbeque area | Two sheds for additional storage | Outdoor garden tap | Additional seating area around side of property, benefiting from the morning sun

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband: Fibre to the Cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Large gated driveway for multiple vehicles

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: D**EPC RATING: D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 D	
39-54	E		

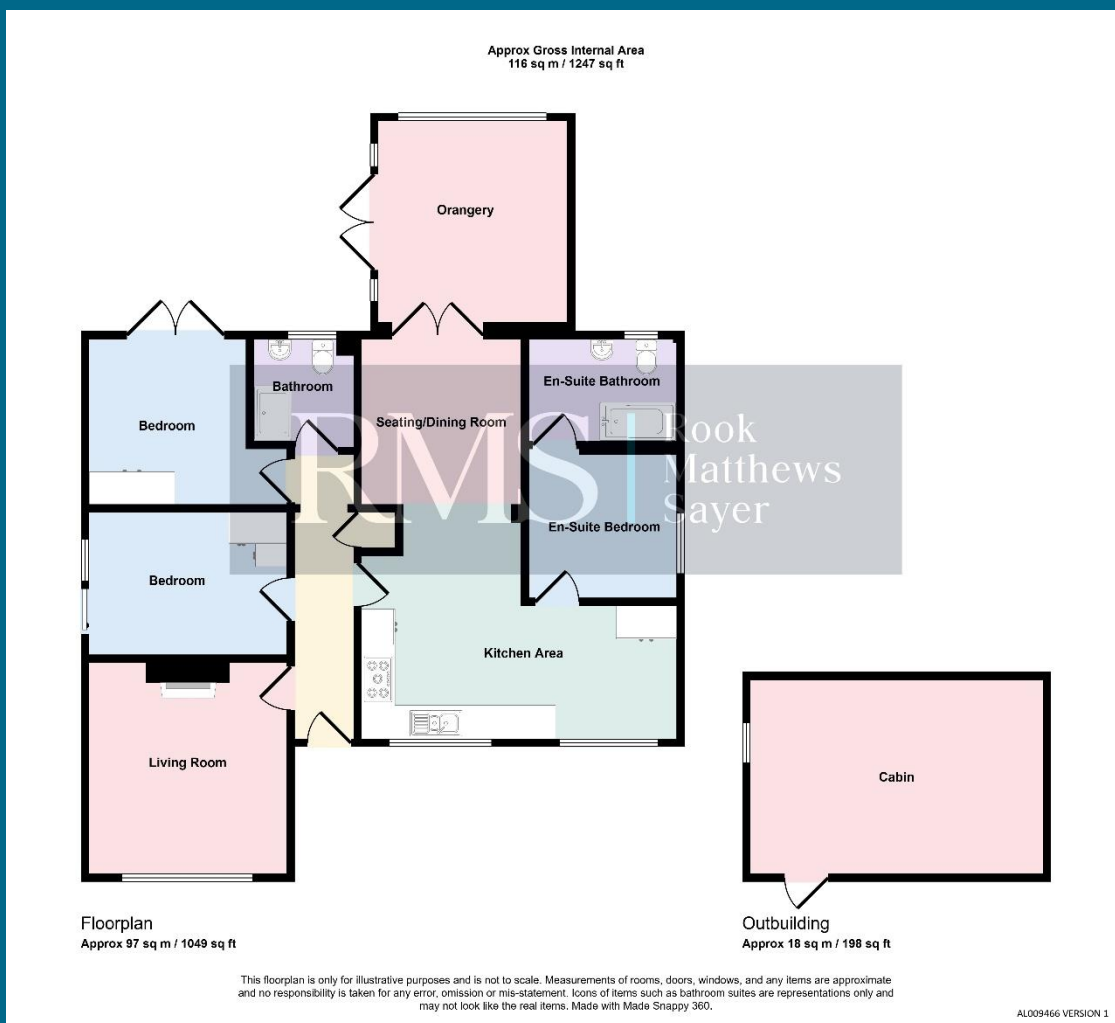


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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