

Vicarage Cottage | Ellingham | NE67 5EX

£350,000

Offering an appealing blend of character, flexibility and countryside charm, this beautiful stone built cottage forms part of a former farm steading in the village of Ellingham at Chathill, just north of Alnwick in Northumberland. Set within delightful mature gardens to both the front and rear, the property enjoys a peaceful village location.

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X 3 X 2 X 2

STONE COTTAGE

SOUGHT-AFTER VILLAGE LOCATION

CHARACTER FEATURES

VERSATILE DOWNSTAIRS ENSUITE ROOM

OFF-STREET PARKING

OPEN FIREPLACE

For any more information regarding the property please contact us today

For those buyers looking for longevity from their new home, an appealing standout features is the versatile dual aspect second reception room/bedroom on the ground floor, complete with its own ensuite shower room. Depending on individual requirements, this room could serve equally well as an ensuite bedroom, dining room, second sitting room, or home office. The stylish ensuite is fitted with a large shower enclosure featuring a mains-fed rainfall shower and separate handheld attachment, contemporary vanity unit with integrated wash basin, W.C. and attractive wet-wall panelling.

The delightful living room features a brick open fireplace set within a central chimney breast, creating a warm and inviting focal point. The sash window frames an attractive view across the front garden and the surrounding greenery beyond. As an added bonus, residents are provided with complimentary logs for the fire by the Ellingham Community Trust.

The extension to the rear accommodates the kitchen and is fitted with a range of cabinets and open shelving, together with an integrated electric oven and hob with extractor hood, a one-and-a-half bowl stainless steel sink and space for a dishwasher. The separate utility room provides additional storage, a further sink, space for laundry appliances and houses the oil-fired central heating boiler. Both rooms benefit from their own access to the rear garden.

The first floor continues the cottage's characterful appeal, with a spacious landing featuring useful recesses. There are three bedrooms comprising two doubles and a single bedroom, together with the family bathroom. One of the double bedrooms is particularly charming, boasting exposed beams and low-set windows that perfectly complement the cottage aesthetic. The second double bedroom benefits from fitted wardrobes and a wash hand basin, whilst the single bedroom enjoys a traditional low-set sash window and storage.

Externally, the property is surrounded by mature landscaped gardens providing colour, privacy and attractive outdoor space throughout the seasons. A hardstanding area to the rear provides off-street parking, whilst ample parking is available directly in front of the cottage. For those requiring additional parking, there is further potential to create extra parking spaces within the generous plot boundaries, subject to any necessary consents.

The cottage has been lovingly maintained over the years, with some sash windows having been replaced, and benefits from oil-fired central heating. Combining period charm, flexible accommodation and beautiful gardens within a desirable village location, this is a wonderful opportunity to acquire a characterful Northumberland home suited equally to permanent residence, second-home ownership or holiday letting potential.

Ellingham is a picturesque and highly regarded rural village in Northumberland, situated just inland from the county's spectacular Heritage Coast. Surrounded by open countryside yet conveniently positioned close to the A1, the village offers an enviable balance between peaceful country living and accessibility to nearby towns and coastal destinations.

The village enjoys a strong sense of community, centred around the modern Ellingham Village Hall, which hosts a varied programme of activities, social events, craft workshops, fitness classes, theatre productions and community gatherings throughout the year. The hall serves as an important hub for residents and reflects the welcoming and active nature of village life.

Among the village amenities is the highly regarded The Pack Horse Inn, a popular country pub and restaurant, along with the historic St Maurice's Church. Ellingham also benefits from its own Church of England primary school, making it particularly attractive to families seeking a rural lifestyle without sacrificing access to education.

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Despite its tranquil setting, Ellingham is well placed for accessing many of Northumberland's most desirable locations. The market town of Alnwick lies less than ten miles to the south, offering supermarkets, independent shops, leisure facilities, healthcare services and schooling. The beautiful coastal villages of Beadnell, Seahouses and Bamburgh are all within easy reach, providing miles of sandy beaches, watersports opportunities and scenic coastal walks.

LIVING ROOM
4.50m x 4.50m (14'9" x 14'9")

KITCHEN
4.50m x 3.00m (14'9" x 9'10")

UTILITY
3.00m x 1.50m (9'10" x 4'11")

BEDROOM 1 (Ground floor)
4.40m x 3.20m (14'5" x 10'6")

ENSUITE

BEDROOM TWO (First floor)
4.00m x 3.00m (13'1" x 9'10")

BEDROOM THREE (First floor)
5.00m x 2.70m (16'5" x 8'10")

BEDROOM FOUR (First floor)
4.30m x 1.70m (14'1" x 5'7")

BATHROOM

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Septic tank
Heating: Open fire
Broadband: Full fibre broadband is available
Mobile Signal Coverage Blackspot: No known issues
Parking: Off-street

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.

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.

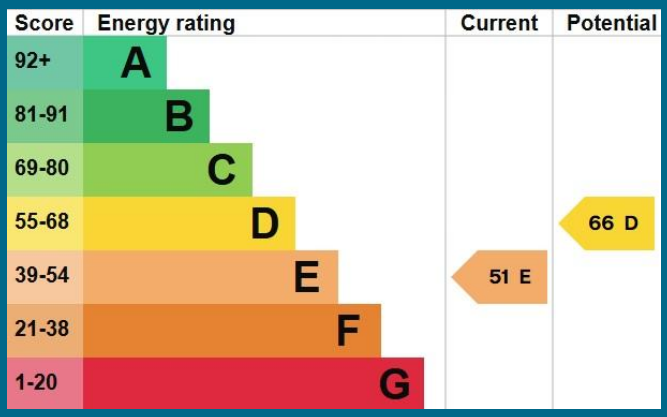
RESTRICTIONS AND RIGHTS
Right of access to use the lane to the side, leading to the rear garden

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: E

AL009829.DM.VG.09/11/2026.V.1



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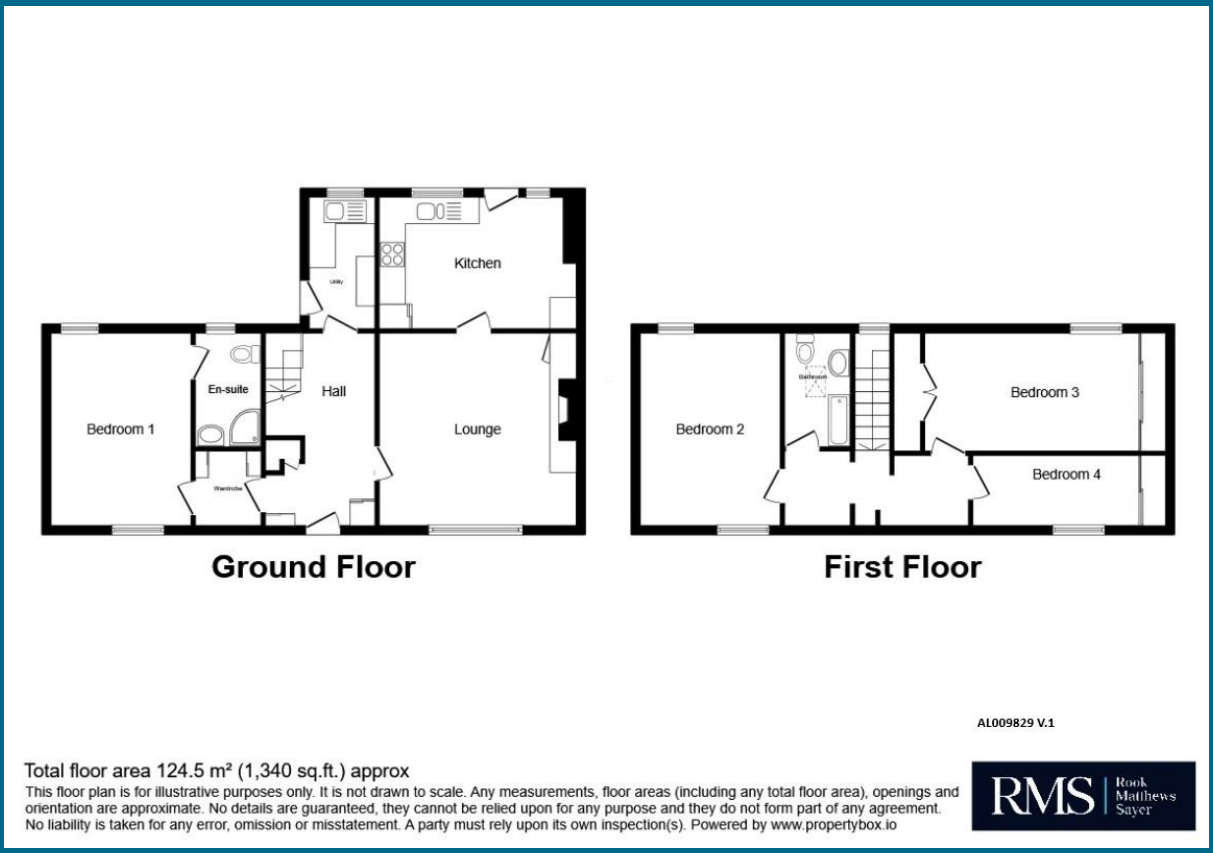


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The Property Ombudsman

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