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Dipper Cottage

Netherton, Northumberland



SANDERSON YOUNG
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Price Guide: £119,950



Dipper Cottage, Netherton

Northumberland NE65 7EY



SITUATION AND DESCRIPTION

A very well presented stone built holiday cottage, occupying a lovely position within a courtyard conversion of similar properties within the tranquil location of Netherton. The property has been finished to a good standard of specification with contemporary kitchen and bathroom, double glazing and LPG gas central heating.

The accommodation briefly comprises: open plan living room/kitchen diner, two double bedrooms and a bathroom/wc. Externally there is a gravelled parking area with its own allocated parking space.

The cottage has use of leisure facilities on site including tennis courts and play area and currently carries a covenant for use as a holiday home/investment only. There are also further developments planned (ask for further details).

The village of Netherton is an attractive rural village situated in the upper Coquet Valley in Northumberland lying some 6.3 miles west of the bustling market town of Rothbury, where a good range of amenities are to be found, including shops, cafes, public houses, schooling and leisure facilities such as the local tennis and bowling club and football club. Rothbury is perhaps most famous for

its spectacular National Trust Estate of Cragside as well as the stunning natural beauty of the surrounding National Park.

The property comprises:

A byre style front entrance door with window panelling leading to an open plan reception space.

LIVING ROOM/KITCHEN DINER

18'3 x 14'1 max 11'0 min
(5.56m x 4.29m max 3.35m min)

A lovely open plan living area with wood flooring, two radiators, TV point, and large understairs storage cupboard with stairs giving access to the first floor.

The dining area is open plan to the kitchen and lounge.

The kitchen has been fitted with a range of cream wall and base units with wood work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer with tiled splashbacks. There is an integrated electric oven and hob with extractor hood over, integrated slimline dishwasher, washing machine and fridge with freezer compartment. The boiler is set within a wall cupboard. The kitchen has a continuation form of the wood flooring from the living area and feature window to the rear elevation.

Stairs from the reception room lead to the first floor landing.

FIRST FLOOR LANDING

Gives access to the bedroom accommodation.

BEDROOM ONE

11'0 x 7'9 (3.35m x 2.36m)

A double bedroom with radiator, low level double glazed window to the rear elevation and Heritage style window.



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BEDROOM TWO

10'3 x 7'0 (3.12m x 2.13m)

A second good sized bedroom with radiator, exposed beam and double glazed window to the rear.

BATHROOM/WC

5'7 x 6'9 (1.70m x 2.06m)

Comprising of a white suite with panelled bath with shower over and screen, pedestal wash hand basin and close coupled wc, tiled splashbacks, shaver point, tiled floor, chrome towel radiator, and Heritage style window.

EXTERNALLY

The gravelled courtyard provides ample resident's parking, alongside a shared access to park, play area and tennis courts.

SERVICES

The property has mains electricity, water and drainage services and LPG gas central heating.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Tax Band B

ENERGY PERFORMANCE RATING

Grade: D

Details prepared: 21/5/14

Ref: HMA RAJ SY/V1



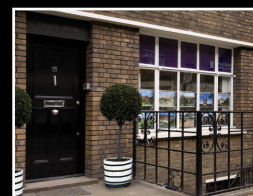
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