

A two-story stone house with a grey slate roof and two white doors, each with a small gabled roof. The house is surrounded by greenery and a lawn. The sky is blue with white clouds.

32 & 34 The Village,
Eglingham, Alnwick, Northumberland.

32 & 34 The Village, Eglingham, Alnwick, Northumberland.

A handsome pair of semi-detached cottages in a beautiful rural village requiring some modernisation.

Alnwick 8 miles
Wooler 10 miles
Newcastle upon Tyne 42.5 miles

2 & 3 Bedrooms | Each with one reception room and one bathroom | One with a recently installed kitchen | Good gardens | Off street parking
Sought after village location
Available individually and as a pair

THE PROPERTY

No's 32 & 34, Eglingham are charming stone-built semi-detached cottages. Built circa 1883, the cottages have been lived in by estate tenants until recently and present a versatile opportunity for those seeking a tranquil countryside lifestyle and yet being within easy distance of the popular market town of Alnwick. The properties are to be sold together and whilst there are no interconnecting doors, they present an exciting opportunity for a renovation project as a substantial family home, perhaps to live in one cottage and have the option of adjoining accommodation for a dependant relative or to create an income stream. The seller hopes to sell the cottages as a pair but they are available

individually.

The ground floor of No 32 comprises a sitting room with a stove set within an inglenook fireplace, kitchen, bathroom and porch/utility. There are two bedrooms and two attic rooms (with restricted head height in the rooms on the north side). The accommodation in No 34 is a near mirror image although the kitchen and bathroom were installed more recently. The bath was removed by the outgoing tenant. There are two bedrooms. The bedroom on the north side has restricted head height.

OUTSIDE

Both properties have a pleasant cottage garden to the front, (south) and space to park two cars away from the village street. The garden is a strong attribute of these cottages. There is a shed in the garden to No.34 which needs some repairs.

LOCATION

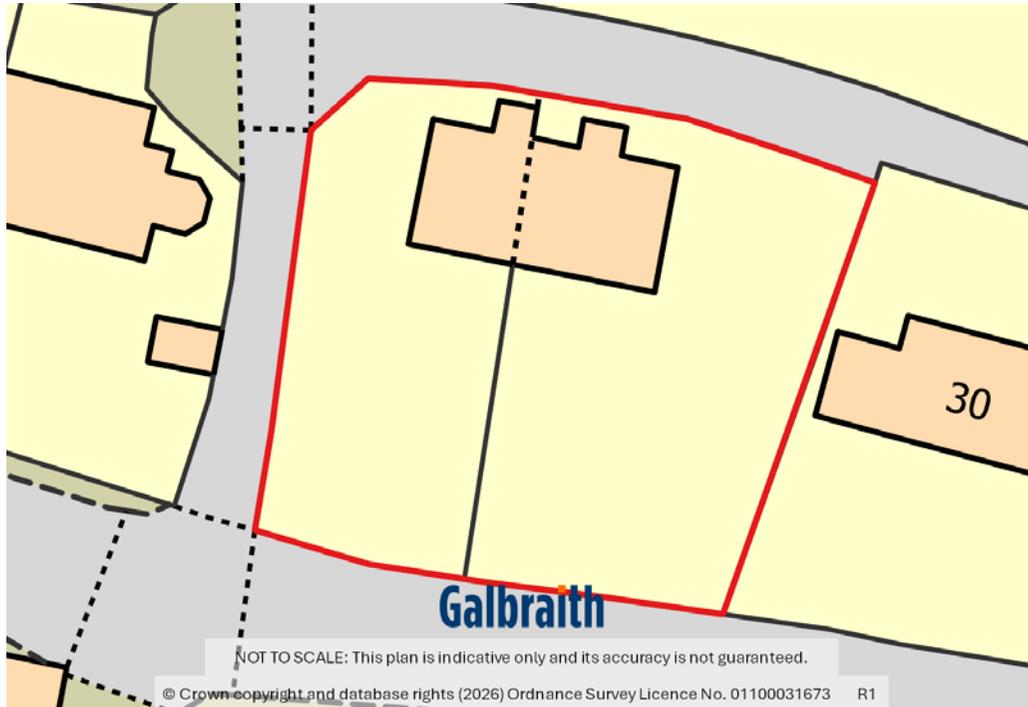
Eglingham is an attractive village set in a conservation area. It boasts a vibrant community in a beautiful part of Northumberland renowned for its stunning location ensuring peace and quiet but without isolation. Village amenities include a popular traditional pub, St Maurice's Church, a village hall, playing field, and tennis club. The village is surrounded by open countryside and located approximately 5 miles from the Cheviot foothills. Everyday amenities are available at Alnwick approximately 8 miles to the east, where there are a wide variety of independent shops, cafes, bars/ restaurants boutique hotels, a weekly market and excellent cultural and leisure facilities along with schooling for all ages.



No.34



No.34



NOT TO SCALE: This plan is indicative only and its accuracy is not guaranteed.

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No.32



No.34



No.32

Central to the town is the historic Alnwick Castle, with Alnwick Garden and Lilidorei visitor attractions close by. The stunning Northumberland Heritage Coastline famed for its beautiful beaches and dramatic castles is a short drive, as is the main line Railway Station at Alnmouth with direct regular services to Newcastle Central, London Kings Cross and Edinburgh Waverley stations. Thanks to easy access onto the A1, the journey into central Newcastle is easy.

DIRECTIONS

Head north west out of Alnwick on the B6346. Follow the road for approximately 8 miles into Eglington Village. The cottages are positioned on the right opposite St. Maurice's Church and after the Tankerville Arms. Post Code: NE66 2TX

GENERAL

Services: Mains water, drainage and electricity.
 Local Authority: Northumberland County Council
 Tenure: Freehold
 Council Tax: No 32 - Band B | No 34 - Band B
 EPC: No 32 - Rated G | No 34 - Rated G

VIEWING

Strictly by appointment with Galbraith Hexham office
 Tel: 01434 693693 Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



Hexham Business Park, Burn Lane, Hexham,
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 hexham@galbraithgroup.com

Total area: approx. 102.3 sq. metres (1101.0 sq. feet)
34 The Village, Eglington, ALNWICK

First Floor inc. restr. head height
 Approx. 47.5 sq. metres (510.9 sq. feet)

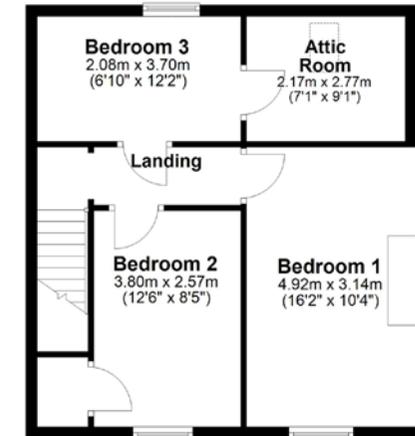


Ground Floor
 Approx. 54.8 sq. metres (590.1 sq. feet)

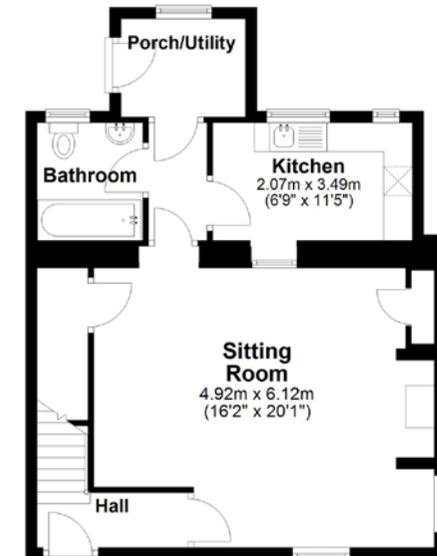


Total area: approx. 103.4 sq. metres (1113.3 sq. feet)
32 The Village, Eglington, ALNWICK

First Floor inc. restr. head height
 Approx. 47.7 sq. metres (513.6 sq. feet)



Ground Floor
 Approx. 55.7 sq. metres (599.8 sq. feet)



IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared and photographs taken February 2026. Certain images have been made with AI enhancements.