

14 Netherwitton Village

Netherwitton, Morpeth, Northumberland.

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Charming stone built period cottage in an idyllic rural village location.

Morpeth 8 miles
Rothbury 10 miles
Newcastle 23.5 miles

Sitting Room | Dining Kitchen
Rear Porch/Sun Room
2 Bedrooms | Bathroom
Gardens | Workshop with development potential
Outbuilding | Off Street Parking
Attractive Rural Village Location

THE PROPERTY

14 Netherwitton Village is a characterful stone period cottage offering generous accommodation with the potential for further development within an adjoining workshop/store subject to the necessary permissions being obtained. The interior is on one level and offers the prospective purchaser the opportunity to create a cosy family home in a beautiful central village location. The accommodation includes a well-proportioned dual aspect sitting room with open coal fireplace in a traditional wooden surround. A good-sized dining kitchen includes a built in oven with separate ceramic hob and plenty of built in storage cupboards. A stable style door from the kitchen leads to a useful glazed rear porch/sun room with external access. Two double

bedrooms and a family bathroom with over bath shower complete the accommodation.

OUTSIDE

A drive leads to off street parking for two vehicles. In front of the parking area is a substantial lawned garden with a wooden decked seating area. In addition gated access leads to a generous courtyard behind the workshop with, also accessible from the rear glazed porch/sun room and includes a decked seating area and an outbuilding.

LOCATION

This property is situated in a picturesque rural location within the village of Netherwitton ensuring peace and quiet but without isolation. Netherwitton is an attractive village that boasts a vibrant community spirit in a beautiful area of Northumberland and yet is readily accessible to the historic market town of Morpeth. A network of local footpaths provide access to some of Northumberland's most appealing countryside and it is easy to get to the Northumberland National Park and Northumberland's Heritage Coast to fully enjoy all the county has to offer. The market town of Morpeth lies approximately 8 miles to the east offering an excellent range of shopping, first class schooling and leisure facilities and the pretty village of Rothbury is approximately 10 miles to the north with a good choice of local shops, public houses, a first school and various leisure facilities. Newcastle is easily accessible, helped by the recently completed Morpeth bypass with links to Edinburgh and London available via the east coast rail links from Morpeth station.





DIRECTIONS

From Morpeth centre head north under the A1 dual carriageway and take the left hand turning (signposted Pigdon). Follow this road for about 8 miles until you reach Netherwitton Village. Drive over the hump back bridge and bear left onto The Trench after crossing the river then immediately right into the driveway of 14 Netherwitton Village. The property is on the left occupying a corner location.

Post Code: NE61 4NU

GENERAL

Services: Oil central heating system, mains electricity, mains water, connection to shared septic tank drainage system.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band B

EPC: Rated D

VIEWING

Strictly by appointment with Galbraith Hexham

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.



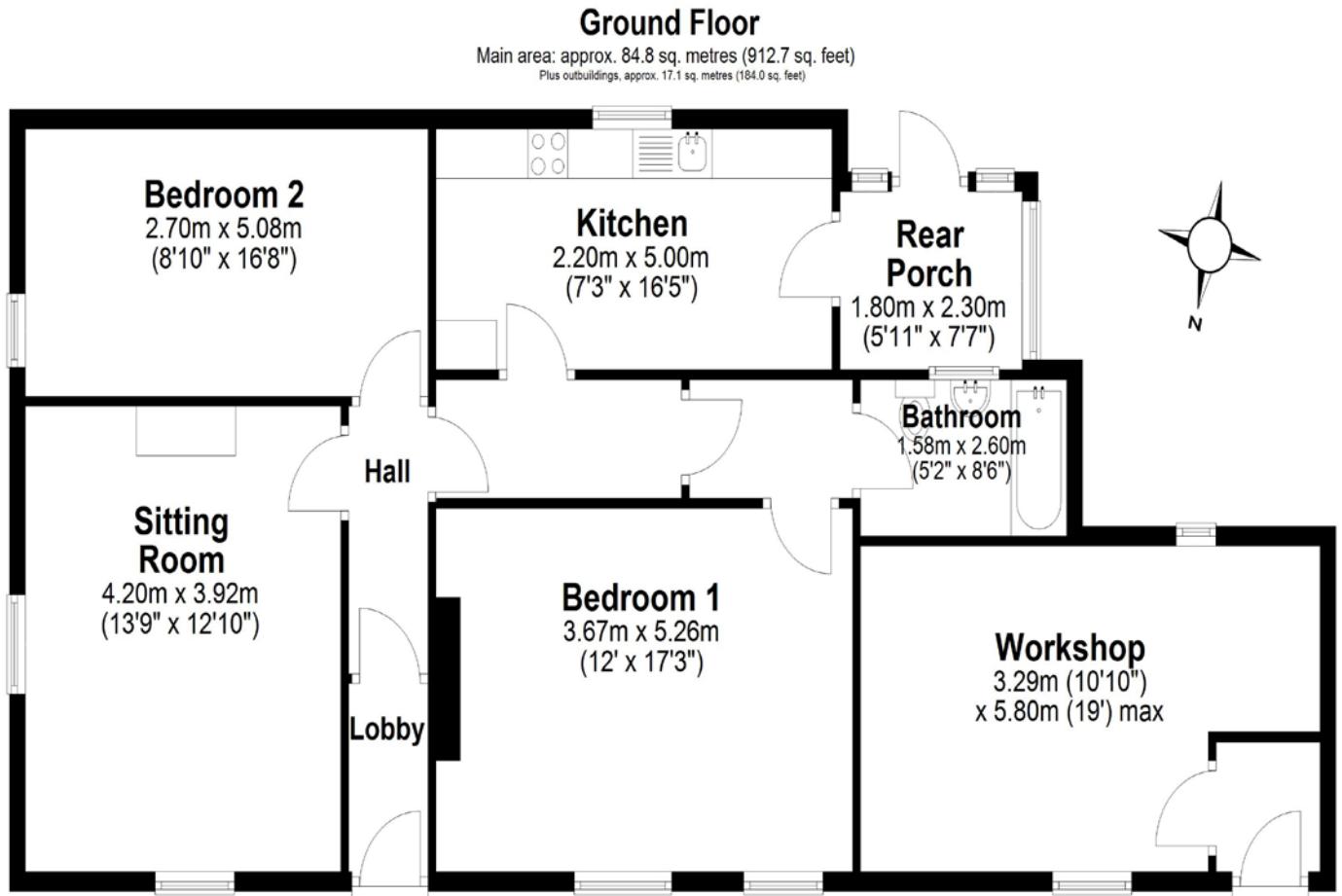
Galbraith



Hexham Business Park, Burn Lane, Hexham,
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Main area: Approx. 84.8 sq. metres (912.7 sq. feet)
Plus outbuildings, approx. 17.1 sq. metres (184.0 sq. feet)

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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 November 2024. Photographs taken August 2024 and earlier.