



2-3 Callaly Village

Alnwick, Northumberland, NE66 4TA

2-3 CALLALY VILLAGE, ALNWICK, NORTHUMBERLAND, NE66 4TA

A charming period property with flexible accommodation, in a peaceful village of Callaly.

Alnwick 10 miles | Rothbury 8 miles | Morpeth 23 miles | Newcastle 38 miles

4 reception rooms | Study | Kitchen/breakfast room | Utility
2 Bedrooms | 2 Bathrooms | Outbuilding | Garden

THE PROPERTY

This impressive period property offers two bedrooms and light, flexible accommodation, in a beautiful rural Northumberland setting. The property was once a schoolhouse and features handsome grey stone elevations.

The accommodation is arranged on a single accessible level and provides four comfortable, well-presented reception rooms. These include a drawing room, which could be used as a further bedroom if required. There is also a useful study, a family room with a cast-iron fireplace, and a sitting room with a woodburning stove and French doors opening onto the rear garden. The spacious kitchen and breakfast room has fitted storage, wooden worktops and space for all the necessary household appliances. The two bedrooms are similarly proportioned doubles, with one bedroom

benefitting from built-in storage. There is also a family bathroom and a shower room. The garden includes lawns to the front and rear and borders of established hedgerow and stack stone walls.

OUTSIDE

The property lies in a beautiful rural setting in the small village of Callaly, within easy reach of the Northumberland National Park and the beautiful Northumberland Coast. The nearest school is in the nearby village of Whittingham, while Thropton, located five miles to the south, offers various everyday amenities including a local shop and a village pub. The town of Alnwick lies 10 miles away and provides a wealth of amenities, including large supermarkets and a choice of shops and leisure facilities, as well as further schooling including for secondary, The Duchess's Community High School.

The area is renowned for its stunning countryside, with the nearby National Park providing a wealth of walking, cycling and riding routes. The Northumberland coastline also offers wonderful sandy beaches, links golf and excellent opportunities for surfing, diving and other coastal pursuits.

The A1 is less than 10 miles from the property, providing fast and easy access toward Newcastle upon Tyne and the Scottish borders, while the nearest station is at Alnmouth, which offers services towards Edinburgh, London Kings Cross and Newcastle.





DIRECTIONS

Travelling north on the A697, turn left following the sign for Netherton, Callaly and Whittingham. Turn left in Whittingham onto Callaly Road and continue for two miles after which you will find the property on the right.

GENERAL

Mains electricity
Oil fired central heating
Private water supply
Private septic tank drainage

Local Authority: Northumberland County Council
Tenure: Freehold
Council Tax: Band D
EPC: Rated E

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.



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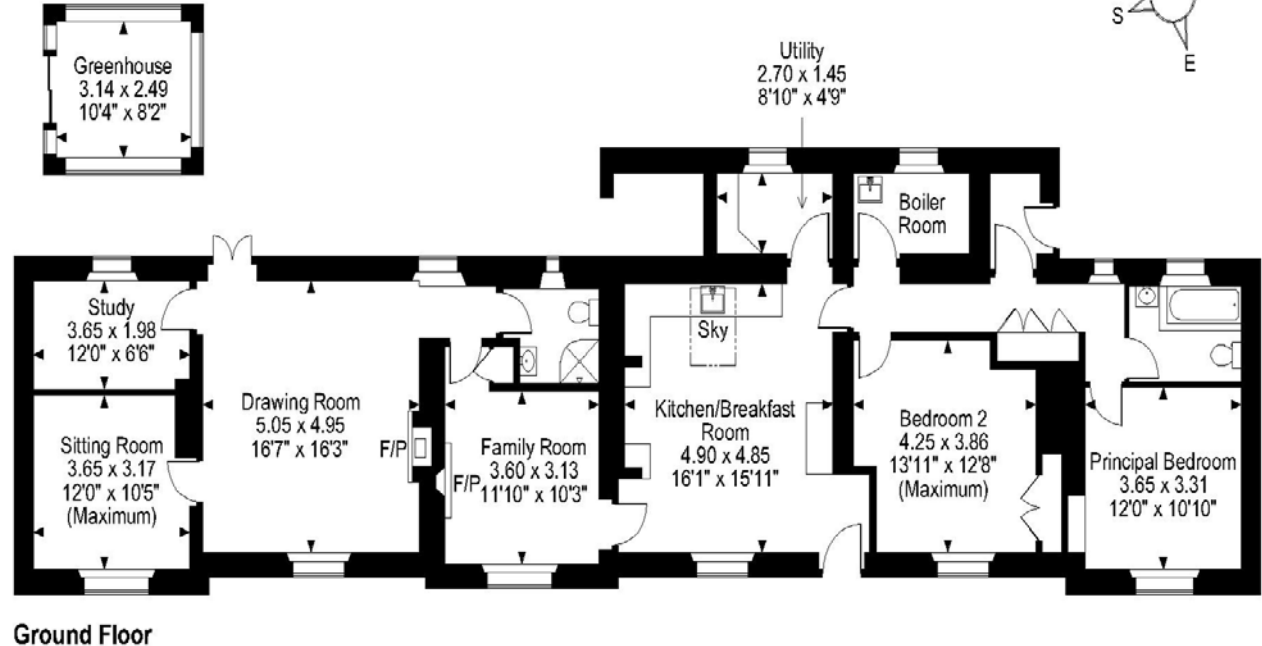
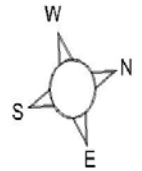
Callaly, Alnwick, Northumberland

Approximate Gross Internal Area

Main House = 1692 Sq Ft/157 Sq M

Greenhouse = 84 Sq Ft/8 Sq M

Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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 July 2023. Photographs taken June 2023