



6 Callaly High Houses

Callaly, Alnwick, Northumberland

6 Callaly High Houses, Callaly, Alnwick, Northumberland.

A charming two bedroom period cottage in the peaceful village of Callaly.

Alnwick 12 miles | Rothbury 8 miles | Morpeth 24 miles
Newcastle 39 miles

Grade II Listed | Kitchen
2 Double bedrooms | Sitting room | Family Bathroom
Large Garden | Outbuildings

THE PROPERTY

6 Callaly High Houses is a charming rural cottage in the peaceful village of Callaly. The property has double glazed windows but would benefit from some upgrading to create a lovely comfortable home to enjoy the pleasures of rural living, yet be within easy reach of a town. The main door enters into a hall way with a bedroom/second reception room to the left and a large sitting room with a stone fire place to the right. The sitting room leads to a kitchen with a door to the rear parking area and a family bathroom. On the first floor there is a large double bedroom with storage.

Hexham Business Park, Burn Lane, Hexham,
NE46 3RU
01434693693
hexham@galbraitgroup.com

OUTSIDE

The property lies in a beautiful rural setting just outside 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.





LISTED PROPERTY

Numbers 3 to 6 of the terrace are listed grade II.

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, turn right at the sign for Callaly High House. Turn left at the T junction and continue for approximately half a mile after which you will find the property on the right.

GENERAL

Mains Electricity
Hot Water by immersion heater
Private water supply
Private septic tank drainage

Local Authority: Northumberland County Council
Tenure: Freehold
Council Tax: Band B
EPC: Rated F
Postcode: NE66 4TE

VIEWING

Strictly by appointment with Galbraith Hexham
01434 693693 | 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.



WHAT THREE WORDS

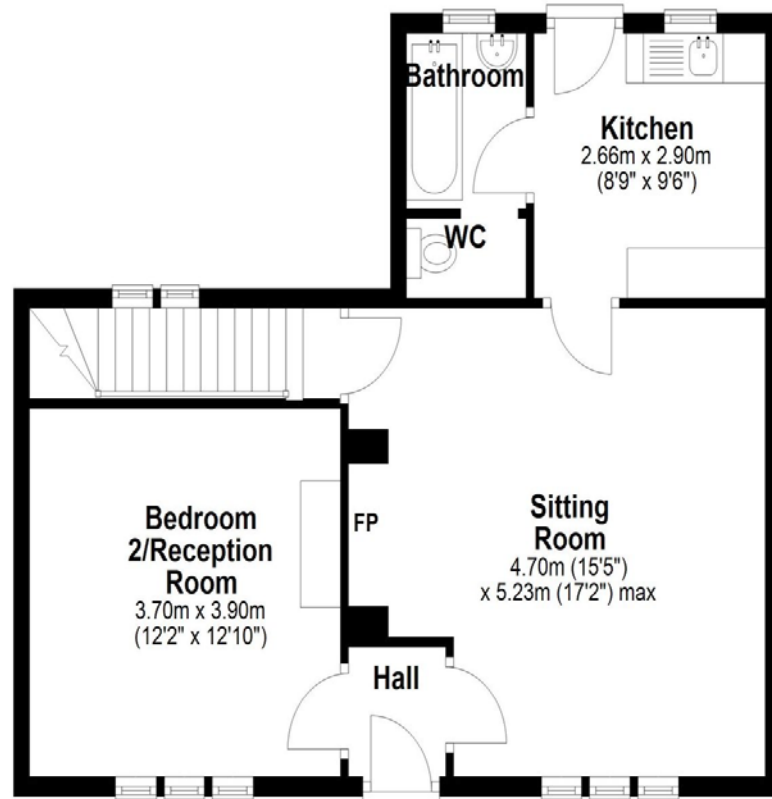
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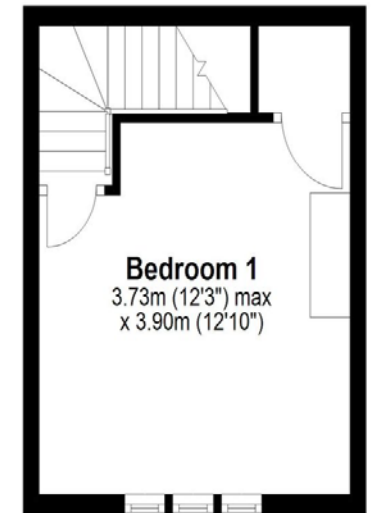


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Ground Floor
Approx. 55.8 sq. metres (601.0 sq. feet)



First Floor
Approx. 18.3 sq. metres (197.3 sq. feet)



Total area: approx. 74.2 sq. metres (798.3 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

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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 January 2024. Photographs taken December 2023.