



Brownrigg Otterburn

This elegant country residence is available for sale with no onward chain and benefits from panoramic views and a stunning location in the heart of the Northumberland dark sky park. The property benefits from a successful bed and breakfast business and the popular 'A la Kart' home-made catering business which can both be included as part of the sale however on its own the property makes a beautiful private residential home. The front door opens to a reception hallway, an impressive dining room and comfortable lounge with log burning stove, a ground floor WC and stylish living room with inglenook fireplace. Completing the lower floor layout is a commercial style utility room and a luxurious breakfasting kitchen open to the family area with doors to the fabulous sun terrace and hot tub area. Stairs lead to the first floor landing, a charming principal bedroom suite with en-suite bathroom, a further three bedrooms and bathroom. Externally Brownrigg occupies a magnificent plot with extensive mature gardens and wonderful views of the surrounding countryside. The property also has solar panels which are owned outright benefiting from a quarterly payback from the grid and free electricity during daylight hours. There is a detached garage, ample parking for several vehicle and a private borehole water supply. The catering kart enjoys an accessible position away from the main house with a seating area for customers to enjoy the incredible views. Brownrigg is a short drive away from Otterburn which benefits from a highly regarded first school, village shop, pub, hotels, restaurants, wedding venues and the Otterburn Mill. Kielder Observatory, Kielder Water Forest Park and nature reserve are nearby as well as Hadrian's Wall and Northumberland national park.

Offers Over: £650,000

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Brownrigg

Otterburn

Entrance Hall

The front door opens to a welcoming hallway with double glazed window to the front and access to the principal rooms of the ground floor.

Dining Room 11'5" x 14'3" (3.48m x 4.35m)

A charming room with double glazed windows to the front and rear and an inglenook fireplace with feature log burner.

Lounge 13'3" x 14'3" (4.03m x 4.35m)

This sumptuous, dual aspect room has double glazed windows to the front and rear and an inglenook fireplace with feature log burner.

Ground Floor WC 6'0" x 7'1" (1.84m x 2.17m)

A convenient ground floor WC with wash hand basin inset to storage, heated towel rail, fully tiled walls and flooring and double-glazed window to the rear.

Living Room 15'4" x 14'5" (4.67m x 4.40m)

The living room benefits from an inglenook fireplace with log burner, a double-glazed window to the front and access to the kitchen.

Breakfasting Kitchen 22'8" x 25'2" (6.90m x 7.68m) open to Family Room

This stylish modern room has a range of contemporary storage units with work surfaces above, sink unit inset, integrated appliances, extractor fan, fitted breakfasting area, beautiful views through double glazed windows and doors to the rear and sides, tiled flooring and a door to the utility and living room.

Utility Room 8'4" x 8'7" (2.55m x 2.61m)

This area has a sink unit inset, space for a washing machine and dishwasher, storage cupboards, tiled flooring, heated towel rail and a double-glazed window to the rear.

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Landing

Stairs lead to a carpeted landing with double glazed windows to the rear.

Principal Bedroom 13'7" x 15'11" (4.13m x 4.86m)

A fabulous room with wonderful views through a double-glazed window to the front, wood effect flooring and fitted wardrobes.

En-suite Bathroom 7'5" x 11'4" (2.27m x 3.46m)

This well-equipped bathroom has a shower enclosure, bath tub, WC, wash hand basin, luxury vinyl click flooring, double glazed window and Velux window to the front, a storage cupboard and spotlights.

Bedroom Four 9'11" x 11'7" (3.01m x 3.54m)

This room is currently being used as a dressing room and benefits from a double-glazed window to the front, fitted wardrobes, a Velux window and carpeted flooring.

Bedroom Two 10'6" x 11'6" (3.20m x 3.51m)

This lovely room has a double-glazed window to the front, carpeted flooring and fitted wardrobes.

Bedroom Three 9'9" x 11'5" (2.98m x 3.48m)

An impressive room with double glazed window to the front, carpeted flooring and storage cupboard.

Bathroom 5'9" x 15'6" (1.74m x 4.73m)

A luxurious bathroom with double glazed window to the side, shower enclosure, bath tub, part tiled walls, wash hand basin, WC and spotlights.

Garden

The extensive gardens are laid to lawn with mature planted borders, a sizeable sun terrace, log burner hot tub, garden sheds for storage, a private borehole water supply and substantial gravel driveway. The total size of the plot is approximately 0.75 acres.

Detached Garage

An insulated detached wooden double garage with light and power, up and over door and door to the side.

'A'la Kart' Catering Kart

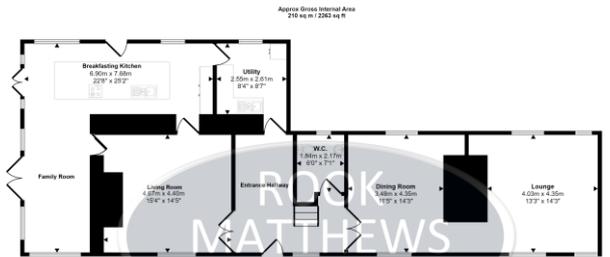
The Kart has an enclosed outdoor seating area and a food preparation room to the rear with space for fridges and freezers.

Tenure

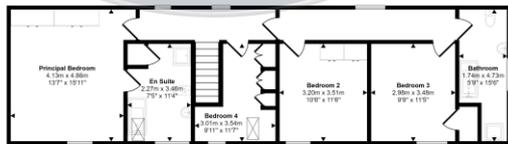
Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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Ground Floor
Approx 122 sq m / 1322 sq ft



First Floor
Approx 87 sq m / 936 sq ft

This Plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Lines of items such as furniture scales are representations only and are not to be taken as the real items. Made with iStair-Scapy 200.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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