



## Holt Cottage

### Otterburn

Located in a peaceful area with a strong local community, this charming bungalow is now available for sale. The property benefits from a dual aspect lounge with feature fireplace and stove, perfect for relaxing or entertaining guests. The bungalow boasts a charming dining kitchen, breakfast room, family bathroom and three bedrooms, providing ample space for a small family or guests staying over. Accessed from the garden is a convenient washroom to do the laundry. The fabulous gardens, spanning approximately half an acre, offer a tranquil outdoor space with beautiful views of the surrounding countryside. For added convenience, there is a garage, two driveways and additional sheds and lean to storage areas. Situated near Otterburn First School and a short distance from Otterburn village amenities, residents can enjoy a quiet lifestyle while still having easy access to essential facilities. The property also benefits from its proximity to the A696 and A68, making travel to nearby areas convenient. Nature enthusiasts will appreciate the property's proximity to the Northumberland National Park and Kielder Water, providing plenty of opportunities for outdoor activities and exploring the scenic surroundings. Don't miss the chance to make this bungalow your new home in this picturesque location.

## Asking Price: £465,000

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# Holt Cottage Otterburn

**Reception Hall 16'10 x 4'10 (7'6 into recess) (5.13m x 1.47m into recess 2.28m)**

There is a double-glazed window and entrance door opening to the hallway with carpeted flooring, radiator, loft access, storage cupboard with water tank and immersion heater and a study area with double glazed window to the front.

**Living Room 13'10 max x 22'4 (4.21 m x 6.80m)**

A fabulous dual aspect living room with feature fireplace and stove, secondary glazed windows to the front and rear, storage heater, carpeted flooring and wall lights. This room has stunning views of the garden and countryside beyond.



**Kitchen 9'7 x 14'4 (2.92m x 4.36m)**

An elegant kitchen with window and door to the breakfast room. The kitchen has an Aga oven, fitted units with work surfaces and sink unit inset, integrated fridge freezer, part tiled walls, tiled flooring and a generous dining area.



**Garden/Breakfast Room 10'2 x 8'9 (3.09m x 2.66m)**

This light and airy room has double glazed windows to the rear and side, built in storage, tiled flooring, a door to the garden and superb views over the fields.

**Bathroom 8'3 x 7'4 (2.51m x 2.23m)**

A well-presented room with bath tub and shower over, WC, wash hand basin, radiator, laminate walls and vinyl flooring.



**Inner Hall 11'11 x 3'3 (3.63 x 0.99m)**

A carpeted inner hallway with wall light.

**Bedroom One 11 x 15 (3.35m x 4.57m)**

A generous bedroom with a lovely outlook of the fields through a double-glazed window to the front, two storage cupboards, carpeted flooring and a storage heater.



### **Bedroom Two 9'9 x 11'10 (2.97m x 3.60m)**

This pretty room has a double-glazed window to the front and carpeted flooring.

### **Bedroom Three 8'5 x 11'1 (2.56m x 3.37m)**

A beautiful room with carpeted flooring and exceptional views through the double-glazed window to the rear.

### **Wash Room 3'11 x 11 (1.19m x 3.35m)**

The wash room is accessed from the garden and has a door and window to the rear, plumbing for washing machine, light and power.

### **Garage 15'03 x 16'7 (4.64m x 5.05m)**

A sizeable garage with windows to the front and rear, an up and over garage door, light, power and borehole filtration system

### **Garden**

Externally the cottage has a beautifully maintained garden circa ½ an acre. The property has two driveways providing off street parking, areas laid to lawn, mature planted borders, shrubs, trees and a range of useful sheds and lean to storage areas. To the rear of the garden there is a vegetable plot and greenhouse.

The property has an oil-fired Aga that heats the hot water and radiators. Additional heating is provided by storage heaters.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Borehole water supply

Sewerage: Septic Tank

Heating: Oil

Broadband: ADSL Modern

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### **RESTRICTIONS AND RIGHTS**

Public rights of way through the property? Right of way to local farmer

### **TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

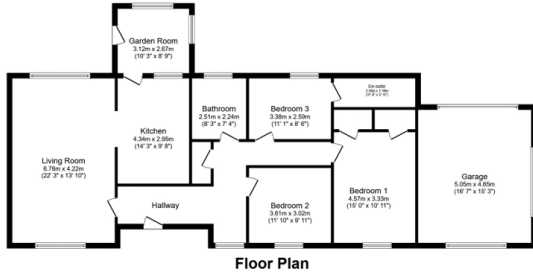
**COUNCIL TAX BAND: E**

**EPC RATING: TBC**

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Floor Plan

Total floor area 143.4 m<sup>2</sup> (1,544 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Holt Cottage, Otterburn

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

