



## Vale Cottage

Copper Beeches, Whittingham

- Detached property
- Five bedrooms/four bathrooms
- Spacious accommodation
- Landscaped gardens
- Three reception rooms



**Guide Price : £635,000**

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# Vale Cottage

Copper Beeches, Whittingham, Alnwick

Northumberland NE66 4BF

This immaculately presented bespoke dormer bungalow is located in the picturesque village of Whittingham in Northumberland. Whittingham is a quaint rural village on the banks of the Aln River located approximately 8.5 miles west of Alnwick in Northumberland. The owners have occupied this much loved property since it was first built, and have enjoyed the versatile space that the accommodation offers, as well as the open aspect to the front and countryside views. Arranged over two floors, the layout works perfectly for buyers looking for predominantly ground floor accommodation, with additional space for visiting family and guests upstairs. A spacious entrance vestibule leads through to a central hall with doors off to most of the rooms. The two separate reception rooms are linked by double doors and the lounge leads through to a delightful conservatory at the rear. Whilst the dining kitchen is positioned at the front of the property, a useful utility provides additional space for appliances and a second entrance to the property at the rear. Three bedrooms are located on the ground floor, of which two have ensuite facilities and fitted wardrobes, as well as a walk-in wardrobe off bedroom one. In addition to the two bedrooms and shower-room upstairs, there is an extensive family room that could be used as a second living space or games room. The secluded pot is surrounded by mature gardens and patio areas offering fantastic space for outside entertaining. Ample parking is available for multiple vehicles on the drive that leads from the front of the property and around to the double garage at the side. This sizeable home offers tremendous living space with fabulous countryside views and located within a small characterful Northumberland village.



## ENTRANCE VESTIBULE

Double glazed entrance door and windows to front, tiled floor with underfloor heating, coving to ceiling, and door to hall.



## HALL

Laminate flooring with underfloor heating, coving to ceiling, wall lights, doors to lounge, dining room, kitchen, downstairs W.C. and inner hall.

## DOWNSTAIRS W.C.

Double glazed window to front, close coupled W.C., pedestal wash hand basin, tiled floor and part tiled walls.

## LOUNGE 18'3 x 17'5 (5.56m x 5.31m)

Double glazed windows to sides, French doors to conservatory, feature fireplace with marble hearth and electric fire, underfloor heating, cornice to ceiling, and ceiling rose.

## CONSERVATORY 13'7 x 10'7 (4.15m x 3.22m)

Double glazed windows and French doors to rear patio, tiled floor and underfloor heating.

## DINING ROOM 13'2 x 12'9 (4.01m x 3.89m)

Double glazed window to side, double glazed French doors to the rear patio, underfloor heating, cornice to ceiling, ceiling rose, wall lights, double doors to lounge, and door to hall.

## BREAKFASTING KITCHEN 14'7 x 13'0 (4.45m x 3.96m)

Double glazed window to front and side, fitted wall and base units incorporating a 1½ bowl sink, electric hob with extractor hood over, Bosch double electric oven, Bosch integrated dishwasher, space for fridge/freezer, integrated undercounter fridge, part tiled walls, underfloor heating, coving to ceiling, and downlights.



**BEDROOM ONE 15'6 x 11'4 (4.72m x 3.45m)**

Double glazed window to rear, fitted wardrobes, walk-in wardrobe, coving to ceiling, underfloor heating, TV aerial point, and door to ensuite.

**ENSUITE**

Double glazed frosted window to rear, corner shower cubicle with mains shower, fitted wall cabinets with vanity mirror and fitted base cabinets with wash hand basin and concealed cistern W.C., fully tiled walls and floor, underfloor heating, chrome ladder heated towel rail, uPVC panelled ceiling, and downlights.

**BEDROOM TWO 11'8 x 11'7 (3.56m x 3.53m)**

Double glazed window to front, fitted wardrobes, underfloor heating, coving to ceiling, and door to ensuite.

**ENSUITE**

Double glazed window to front, fully tiled walls and floor, underfloor heating, corner shower cubicle with mains shower, pedestal wash hand basin, close coupled W.C., chrome heated towel rail, uPVC panelled ceiling, and downlights.

**BEDROOM THREE 11'7 x 9'9 (3.53m x 2.97m)**

Double glazed window to front, coving to ceiling, and underfloor heating.

**BATHROOM**

Double glazed frosted window to front, corner bath, integrated wash hand basin and concealed cistern W.C., tiled floor, underfloor heating, tiled walls, chrome ladder heated towel rail, uPVC panelled ceiling, and downlights.

**UTILITY**

Double glazed window to side and rear, fitted units incorporating a stainless steel sink, space for tumble dryer, space for washing machine, space for undercounter fridge and freezer, tiled floor, underfloor heating, part tiled walls, coving to ceiling, double door cupboard housing the boiler, and door to rear garden.

**INNER HALL**

Laminate flooring, doors to bedrooms and bathroom, staircase to first floor, understairs storage cupboard, coving to ceiling, and wall lights.

**FIRST FLOOR**

Doors to bedrooms and shower room.

**BEDROOM FOUR 17'5 plus dormer window recess x 11'8 max (5.31m plus dormer window recess x 3.56m max)**

Double glazed dormer window to rear, skylight window to front, and radiator.

**SHOWER ROOM**

Skylight window to rear, shower cubicle with mains shower and wet wall panels, close coupled W.C., pedestal wash hand basin, fully tiled walls and floor, shaver point, chrome ladder heated towel rail, and downlights.

**BEDROOM FIVE 17'5 plus dormer window recess x 10'4 (5.31m plus dormer window recess x 3.15m)**

Double glazed dormer window to rear, skylight window to front, and radiator.

**FAMILY ROOM/PLAYROOM 32'7 max x 17'5 (9.73m max x 5.31m)**

Skylight windows to front and rear, three walk-in storage cupboards, boiler cupboard, fitted wardrobes, radiators, eaves access, and downlights.

**DOUBLE GARAGE 18' x 19'11 (5.49m x 6.07m)**

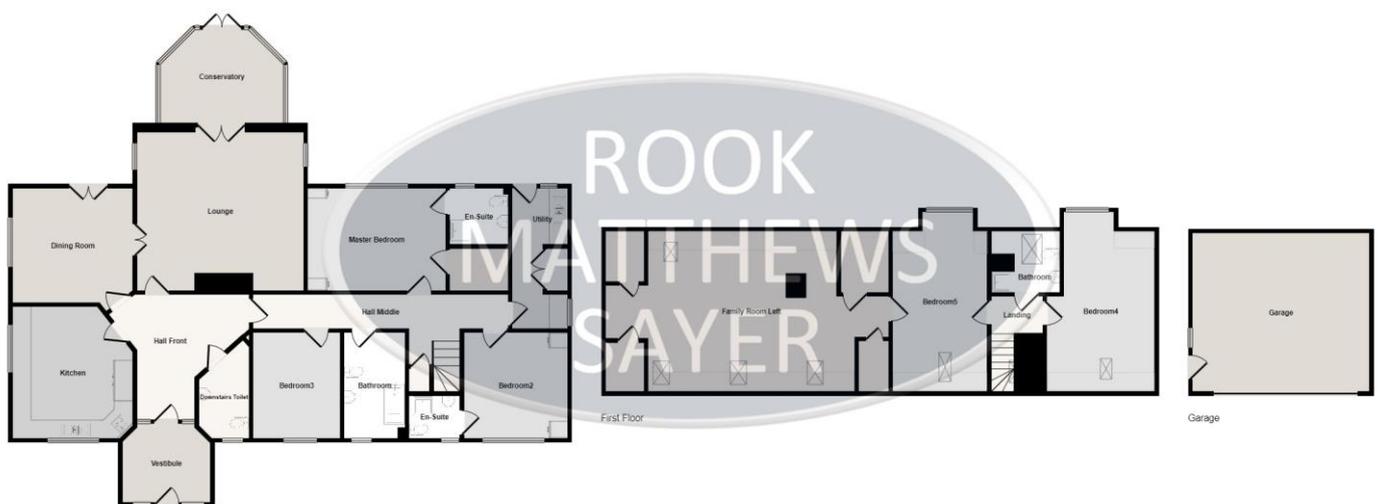
Electric up and over door, wash hand basin and cabinet, electric sockets and lighting, loft ladder to overhead storage.

**SERVICES**

Mains electricity, water and drainage. Oil central heating.

**TENURE – Freehold | EPC RATING to follow | COUNCIL TAX BAND F**





Ground Floor

Dimensions need height below 1.5m

\*This floorplan 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 or omission in this statement. Some of items such as bathroom suites are representative only and they may not look like the real items. Floorplan by Rook Strategy 2021.

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