Holy Island View

1 Middleton Cottages



Holy Island View, 1 Middleton Cottages, Middleton, Northumberland, NE70 7LB

A well presented and extended three bedroom, traditional semi detached cottage with fabulous open aspect views towards the Northumberland coast, Holy Island, the Farne Islands and Budle Sands in the distance, with a gated driveway, large timber shed and lawned gardens - an ideal main, or second home or commercial holiday let - No Upward Chain.

The traditional stone semi detached cottage, located circa 1.2 miles north of Belford village, has been a successful holiday let for the current owners for 4 years (Holiday let income available on request) and had a strong history as a commercial holiday home from the previous owners. The cottage has been substantially extended at the rear, creating an excellent kitchen/breakfast room, and offers superb accommodation over two floor, with three bedrooms and three ensuites. The property has many period features including stone flagged floors, cast iron radiators, and exposed stone to the walls.

The views from the rear of the cottage are beautiful, towards Holy Island and Lindisfarne, and the stunning Northumberland coastline - with easy access to Belford village, inland to Chatton & Wooler and the Cheviot Hills, Bamburgh (6 miles), Holy Island (10 miles) and the A1 trunk road for commuting north to Berwick & Edinburgh, and south to Alnwick and Newcastle upon Tyne.

Ground floor - Entrance hallway with a staircase to the first floor | Lovely sitting room with a window to the front, a stone fireplace & hearth with a cast iron wood burning stove, stone flagged floor, under stair cloaks cupboard and a door to the inner hallway | Laundry cupboard with plumbing for a washing machine and space for a tumble dryer | Ground floor bedroom one - a single bedroom overlooking the driveway & garden | Ground floor shower room - mains shower with a Rainfall & hand held attachment, wash hand basin with a tiled surround, WC & chrome ladder radiator | Well appointed kitchen/breakfast room with great views towards Holy Island and the Farne Islands - the kitchen has excellent natural light from the two Velux windows to the roof, and the two rear windows and door | The kitchen is fitted with a range of cabinets with wood worktops, with a Belfast style sink, integrated Smeg oven, Bosch oven, Cooke & Lewis induction hob, plumbing for a slimline dishwasher and freestanding Fridge/freezer.













First floor - Small landing area with access to the loft | Double bedroom with a window to the front overlooking the road to the fields | Ensuite WC and wash hand basin | Double bedroom, with views to Holy Island & the coast | Ensuite bathroom - double ended bath, wash hand basin, WC and heated towel rail.

Externally - The property has a gated driveway for off road parking | Large detached timber Games Room | Two outhouse/store with an external tap for dog washing | Wood store | Lawned garden and picnic area, with a mature hedge to the boundary.

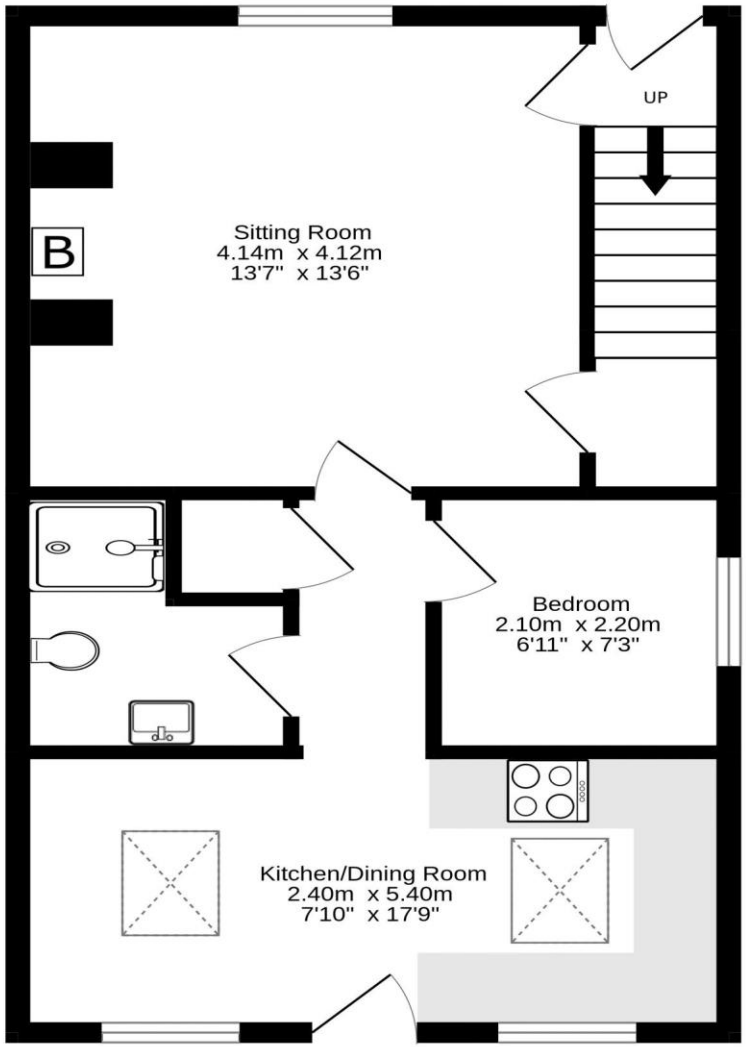
The property is situated in an idyllic rural setting, providing a perfect base from which to enjoy the beautiful Northumberland coastline and Cheviot hills - there are a number of good pubs and restaurants in the coastal villages. Belford village offers a range of local amenities including cafes, pubs, supermarket/shops, award winning 'Summerhills' Farm shop, cafes, Church and village First school.

Services: Mains Electric | Private Water & Septic Tank | Oil Central Heating | Tenure: Freehold | Council Tax; Business Rates | EPC: E

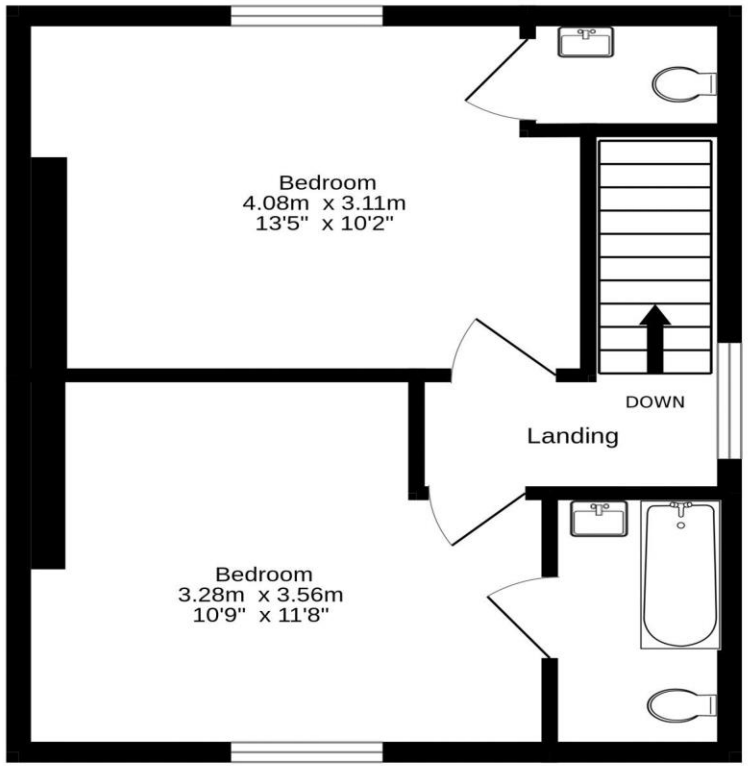
Price Guide: Offers Over £400,000



Ground Floor
44.9 sq.m. (484 sq.ft.) approx.



1st Floor
32.0 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA : 76.9 sq.m. (828 sq.ft.) approx.

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