



# 1 Brandon White House Cottages

Powburn, Alnwick, NE66 4JE

**Offers Over £130,000**

Located approximately 0.75 mile from the village of Powburn, this stone built two bedroom cottage is in need of upgrading and modernisation. The cottage offers huge potential to create a comfortable residence, either as a permanent or holiday home.

The cottage features a front entrance porch which leads to a large living room with an open coal fireplace, a good sized kitchen, a bathroom and two generous double bedrooms. The cottage has partial double glazing. Enclosed rear garden which is laid to a lawn with a range of traditional stone built outhouses.

The surrounding area is rich in natural beauty, with stunning landscapes and opportunities for outdoor activities, including walking and cycling. Powburn itself is a quaint village, with a garage with a general store and the Plough Public House which includes the Running Fox Cafe. The historic market town of Alnwick, known for its famous castle and gardens is approximately 11 miles from the cottage and Newcastle-upon-Tyne is 39 miles.

This property presents an excellent opportunity for those looking for a project, whether you are seeking a permanent residence or a weekend escape, this cottage offers huge potential. Do not miss the chance to make this lovely cottage your new home, contact our Wooler office to arrange an appointment.



### **Entrance Porch**

4'5 x 4'7 (1.35m x 1.40m)

Entrance at the front giving access to the porch which has a door to the living room.

### **Living Room**

15'9 x 14'8 (4.80m x 4.47m)

A spacious reception room with a double window at the front. Fully tiled open coal fireplace with a built-in airing cupboard one side housing the hot and cold water tanks and a shelved storage cupboard on the other side. Four power points.

### **Internal Hall**

3' x 10'5 (0.91m x 3.18m)

Housing electric meters.

### **Bedroom 1**

15'8 x 12'4 (4.78m x 3.76m)

A spacious dual aspect double bedroom with a double window at the front and a single window at the side. Four power points.

### **Kitchen**

15' x 9'9 (4.57m x 2.97m)

Fitted with a range of white wall and floor units which includes a stainless steel sink and drainer below one of the two windows to the rear. Plumbing for an automatic washing machine, a glazed entrance door at the rear and four power points.

### **Bathroom**

6'4 x 6'2 (1.93m x 1.88m)

Fitted with a white suite which includes a cast iron bath, a wash hand basin and a toilet. Frosted window at the rear.

### **Bedroom 2**

10' x 10'9 (3.05m x 3.28m)

A double bedroom with a window at the rear and four power points.

### **Garden**

Enclosed garden to the rear which is laid to lawns. Range of four stone built outhouses.

### **General Information**

Services-Drainage into a shared private sewage treatment plant. private water supply and mains electric.

Tenure-Freehold.

Council tax band-B.

EPC-F

### **Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

### **FIXTURES & FITTINGS**

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

### **VIEWING**

Strictly by appointment with the selling agent and viewing guideline



GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (65.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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