2 Easington Village

Belford, Northumberland, NE70 7EH

Offers Over £275,000

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Situated in the peaceful setting of Easington Village, near Belford, Grooms Cottage is a charming mid-terraced, traditional stone-built cottage, enjoying delightful open countryside views at the front and views of the coastline towards Lindisfarne at the rear. The cottage is approximately 1.5 miles from Belford and four miles from Bamburgh where there is a stunning beach.

Grooms Cottage offers well presented accommodation throughout, making it an ideal choice for a holiday retreat, or those seeking a quieter pace of life. The interior is entered through a hall at the front, which leads to a spacious and bright lounge with an open coal fireplace and a picture window overlooking open countryside. There is a generous kitchen/dining area that provides a practical and sociable space for everyday living, which is fitted with an excellent range of oak units with appliances and fitted bench seating in the dining area. Door from the kitchen into the rear hall which gives access to the garden.

The cottage has two comfortable double bedrooms, both enjoying pleasant outlooks over the surrounding countryside and a bathroom with a white four-piece suite. The property benefits from electric heating and double glazing.

Externally, there is a good sized enclosed lawn garden at the rear, ideal for enjoying the Northumberland air and scenic countryside and coastal surroundings.

Grooms Cottage presents a wonderful opportunity to acquire a traditional home in a desirable rural location, while still being within easy reach of the stunning Northumberland coastline and local amenities. We would highly recommend viewing of this property, contact our Wooler office to arrange an appointment.

Entrance Hall
5' x 3'6 (1.52m x 1.07m)
Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and the electric meters.

Lounge
15'5 x 14'9 (4.70m x 4.50m)
A spacious reception room with a stone built open coal fireplace with an oak mantelpiece and stone hearth. Double window at the front with countryside views and an electric heater. Access to the loft, a television point and six power points.

Internal Hall
With a built-in airing cupboard housing the hot water tank and one power point.

Kitchen/Dining Area
15'4 x 12'7 (4.67m x 3.84m)
Fitted with a range of light oak effect wall and base units with granite effect worktop surfaces and under unit lighting. The kitchen incorporates a glass display cabinet, a built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine, a stainless steel sink and drainer below the double window to the rear and recessed ceiling spotlights. Door to the rear hall, an electric heater and ten power points.

Rear Hall
4'5 x 4'6 (1.35m x 1.37m)
Entrance door to the rear garden, a window facing the rear and a cloaks hanging area.

Bedroom 1
15'1 x 12'3 (4.60m x 3.73m)
A large double bedroom with a double window overlooking the rear garden, an electric heater and four power points.

Bedroom 2
15'7 x 12'3 (4.75m x 3.73m)
A spacious double bedroom with a window at the front with countryside views. Electric heater and four power points.

Bathroom
10'7 x 6' (3.23m x 1.83m)
Fitted with a white four-piece suite, which includes a corner shower cubicle with an electric shower, a bath, a toilet and a wash hand basin with a vanity below and a mirror and shaver light and socket above. Electric heater and a frosted window to the rear.

Garden
Fully enclosed rear garden which has been laid down to lawns. There are views of the coastline towards Lindisfarne.

General Information
Full double glazing.
Full electric heating.
Drainage into a septic tank, mains electric and water.
Council Tax Band - A.
All fitted floor coverings are included in the sale.
Tenure-Freehold.

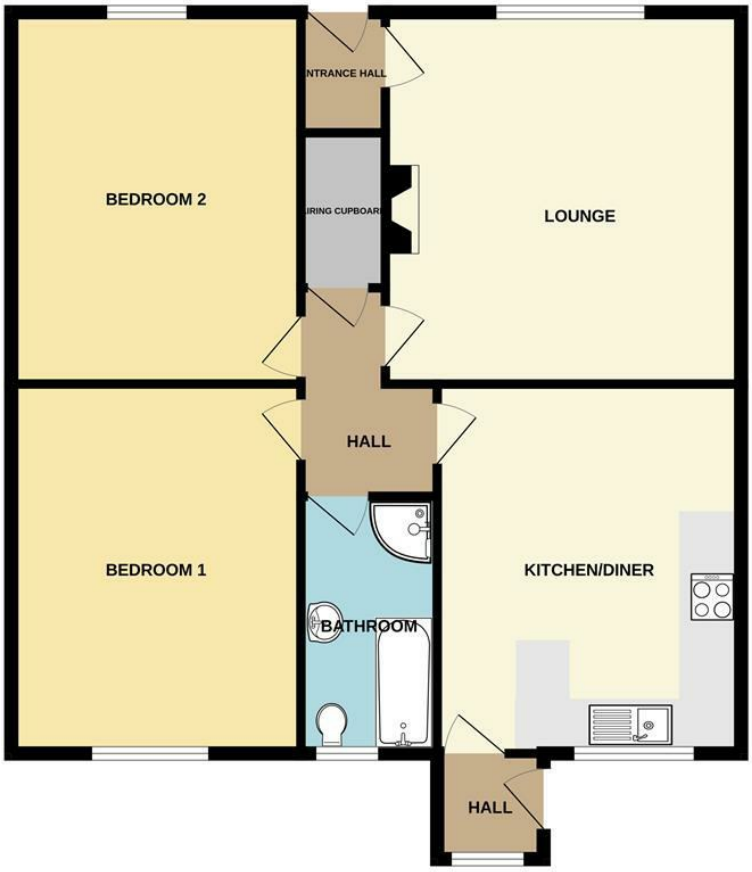
Agency Information
OFFICE OPENING HOURS
Monday - Friday 9:00 - 17:00
Saturday - by appointment.

FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded.
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS
Please contact the agent for viewing availability.

Location
Approximate distances; Belford 1.5 miles, Bamburgh 4 miles, Berwick-upon-Tweed 15 miles, Newcastle-upon-Tyne 50 miles, Edinburgh 72 miles.
The village of Belford has a supermarket, independent shops, cafes and a school. The stunning coastline and beaches in Bamburgh are only 4 miles from the property, the nearest railway station is in Berwick-upon-Tweed some 15 miles away and the nearest airport is in Newcastle-upon-Tyne 50 miles away.

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 sq.m.) 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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