





4 Church Hill

Chatton, Northumberland, NE66 5PY

O.I.R.O £350,000

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An exceptional opportunity to acquire two beautifully presented stone built cottages, ideally situated in the heart of this picturesque Northumberland village, approximately five miles from the popular market town of Wooler.

Both cottages are full of character and charm, combining traditional features with the convenience of modern living. Having been thoughtfully modernised throughout, each property benefits from full double glazing, oil-fired central heating, a contemporary fitted kitchen and a modern bathroom.

The properties offer excellent versatility and a variety of potential uses. They could be operated together as a holiday let business, providing an attractive investment opportunity, or alternatively, one cottage could serve as a comfortable permanent residence while the second provides independent accommodation for an elderly relative, visiting family or holiday guests.

Externally, the properties enjoy a generous, fully enclosed rear garden, predominantly laid to lawn, with the added benefit of off-road parking. The garden also enjoys pleasant, open countryside views, creating a wonderful setting in which to relax and enjoy the surrounding Northumberland landscape.

An exciting opportunity to acquire two characterful cottages in a desirable village location, offering excellent flexibility for both residential and investment purposes.







JENNY COTTAGE
Semi-Detached Cottage

Entrance Hall
9'9" x 4'4" (2.97 x 1.32)
Partially glazed entrance door to the hall, which has the electric meters in a cupboard. Access to the loft. One power point.

Living Room
18'0" x 12'7" (5.49 x 3.84)
A dual aspect reception room, with double windows to the front and rear of the cottage and an inglenook fireplace with log burning stove. Central heating radiator, ten power points and a television point.

Rear Hall
6'5" x 5'6" (1.96 x 1.68)
With stable door to the rear garden, the hall gives access to the bathroom and kitchen. One power point.

Kitchen
13'11" x 9'8" (4.24 x 2.95)
Fitted with an excellent range of cream shaker styled base units, with wood effect worktop surfaces with a tiled splash back. Triple window to the front and double window to the side. Stainless steel sink and drainer. Integrated fridge, a built-in oven with a four ring electric hob above. Central heating radiator. Built-in storage cupboard. Ten power points.

Bathroom
5'2" x 8'6" (1.57 x 2.59)
Fitted with a white three piece suite which includes a bath with a Mira electric shower and screen above. Toilet with a toilet roll holder. Wash hand basin below the frosted double window to the rear. Central heating radiator.

Bedroom 1
15'2" x 9'3" (4.62 x 2.82)
A double bedroom with a double window to the front. Central heating radiator. Six power points.

Bedroom 2
11'9" x 7'4" (3.58 x 2.24)
A single bedroom with a double window to the rear. Central heating radiator. Four power points.

MEG COTTAGE
Detached Cottage

Living Room
13'6" x 12'9" (4.11 x 3.89)
Double window to the front with feature wooden beam. Two central heating radiators. Eight power points.

Kitchen/Breakfast Room
13'7" x 9'11" (4.14 x 3.02)
Fitted with a cream coloured shaker styled kitchen with an excellent range of base units, with wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring electric hob with cooker hood above. Plumbing for an automatic washing machine and integrated fridge. Stainless steel sink and drainer below the double window to the front and a Velux window. Central heating radiator. Stable door to the garden.

Bedroom 2
12'2" x 9'6" (3.71 x 2.90)
A double bedroom with a double window to the front and side of the cottage. Central heating radiator. Six power points.

Bedroom 1
16'10" x 9'0" (5.13 x 2.74)
A double bedroom with a double window to the front and side of the cottage. Central heating radiator. Eight power points.

Shower room
6'3" x 5'0" (1.91 x 1.52)
White three piece suite which includes a corner shower cubicle with a Triton electric shower, toilet and a wash hand basin. Central heating radiator. Extractor fan.





Outside

Large enclosed rear garden, offering ample parking for a number of vehicles. The garden is mainly laid to lawns with a timber garden shed. Countryside views.

General Information

All mains services are connected except gas.
All fitted floor coverings are included in sale.
Full oil fired central heating.
Full double glazing.
Council tax band B
Jenny Cottage - Energy Rating E
Meg Cottage - Energy Rating C

Agent Information

OFFICE OPENING HOURS
Monday - Friday 9.00 - 17:00
Saturday 9.00 - 12.00

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











JENNY COTTAGE
APPROX. FLOOR
AREA 653 SQ.FT.
(60.7 SQ.M.)



MEG COTTAGE
APPROX. FLOOR
AREA 582 SQ.FT.
(54.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1235 SQ.FT. (114.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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