



ORCHARD COTTAGE

ADDERSTONE MAINS NR. BAMBURGH

AYRE
PROPERTY
SERVICES

01669 621312
ayrepropertyservices.co.uk

£500,000

GUIDE
PRICE

An exceptionally well presented cottage forming part of an exclusive small development of a rural Northumbrian farmstead. The property enjoys an idyllic location and fabulous views towards Bamburgh, Budle Bay and the Northumberland Coast. Accommodation comprises, On the Ground Floor; Entrance Lobby, Open Plan Sitting/Dining/Kitchen, large double Bedroom, and a contemporary Shower Room with separate shower cubicle (accessed also from the hallway). The main Living Area is well proportioned with stone inglenook fireplace with a log-burning stove with window seating and a range of high quality fitted units incorporating integral ceramic hob and electric oven, freestanding fridge, freezer, dishwasher and washing machine. On the Second Floor, two Double Bedrooms with En-Suite facilities. The principal bedroom is exceptionally well appointed with the Bathroom being of exceptional quality. Views from the front of the property is exceptional. An enclosed walled garden accessed from patio door in the living area, with mature borders features an area of lawn accessed by a wrought iron gate from a stone-flagged terrace/seating area.

Orchard Cottage

The secluded hamlet of Adderstone Mains is approached via a country lane and enjoys spectacular panoramic views towards Bamburgh and Budle Bay. Built of stone under a slate roof Orchard Cottage incorporates much architectural detail which has now been complemented by a particularly high internal specification including Karndean flooring, wooden doors, Burlington bathroom fittings, spotlighting and chrome toggle light switches.

Orchard Cottage has been operating as a very successful holiday let. It provides 5-star Gold Accommodation. There is an opportunity to continue the success of the business and continue to offer the property to the holiday let market. However, the spacious accommodation lends itself perfectly to a permanent home, the garden is spacious and there is ample parking for family living.

Adderstone Mains is located approximately 5 miles from Bamburgh Village and 2 miles from the amenities in Belford. The market towns of Berwick-upon-Tweed, to the north, and Alnwick, to the south, are equidistant at 15 miles

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The property is subject to Business Rates.

Postcode

NE70 7HS

Tenure

Freehold

EPC Rating

Current Rating C

Full report available upon request.

Viewing

Strictly by appointment with the selling agents.

Agents Note

If required, all furnishings and equipment could be included with the sale of the property. To be negotiated.

Location

For detailed directions please contact the selling agents.

Details Prepared November 2022

Property Reference 79373780



Services

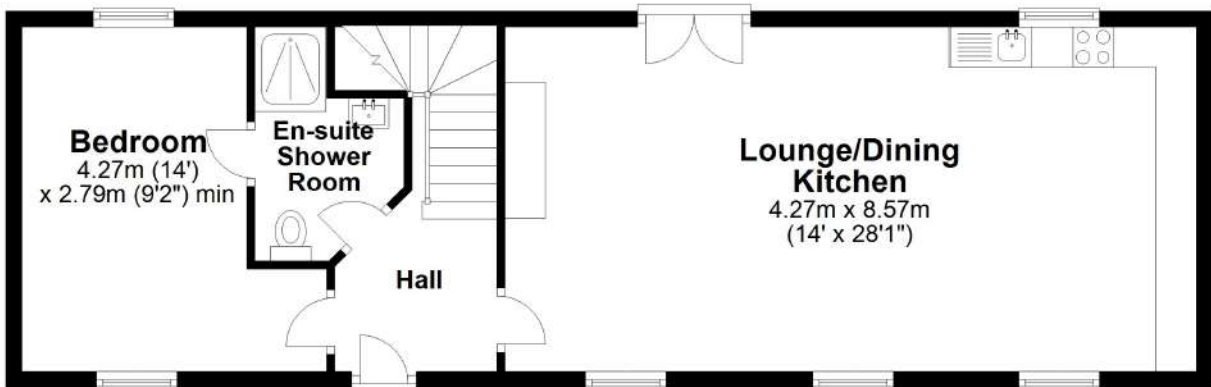
Mains electricity. Water and Sewage provided by way of the Management Company. Oil fired central heating. Fully double-glazed. The property fully networked.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | | |
| 69-80 | C | 71 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



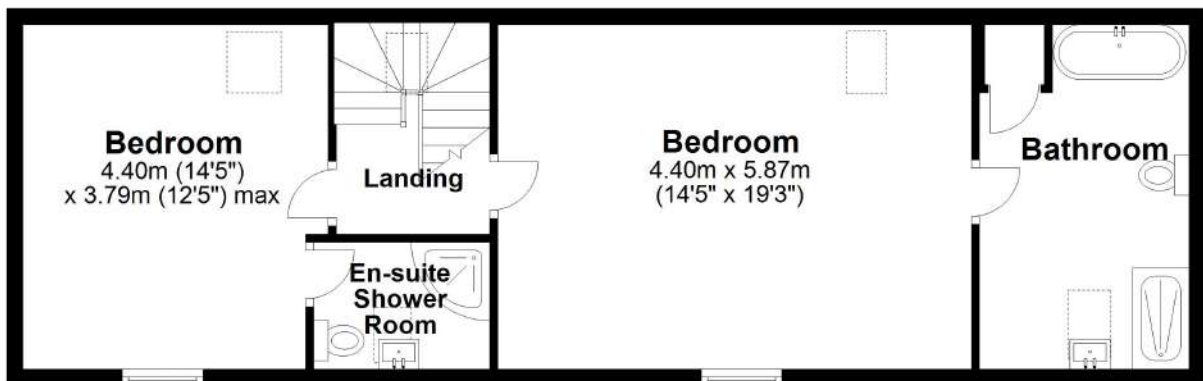
Ground Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



First Floor inc restr. head height

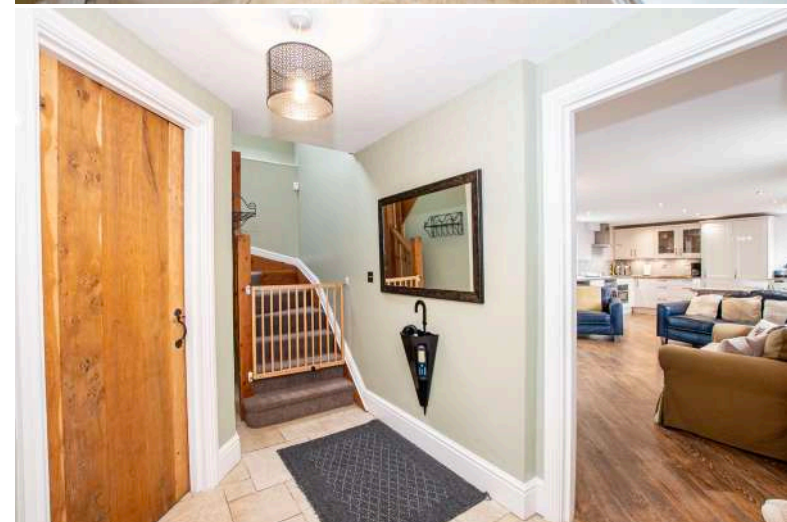
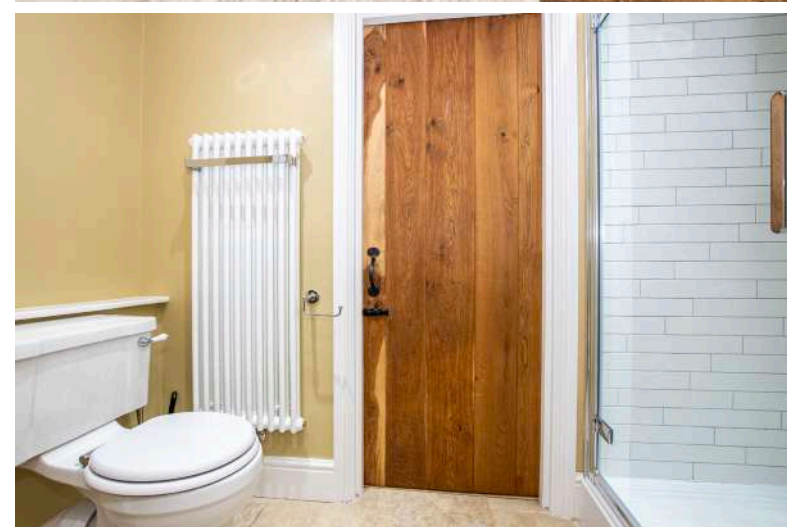
Approx. 63.0 sq. metres (677.6 sq. feet)



Total area: approx. 125.1 sq. metres (1347.0 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

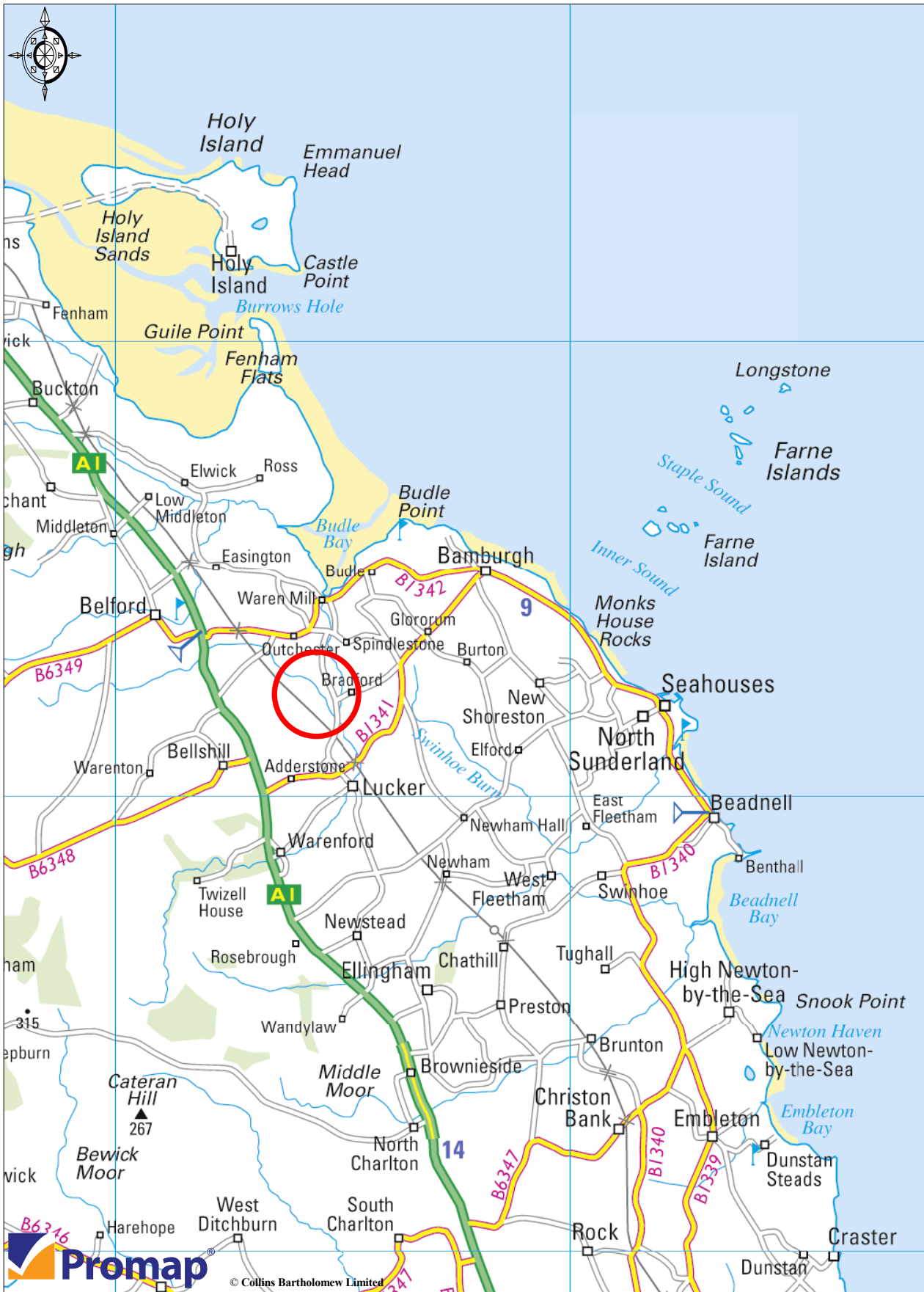
Orchard Cottage











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Townfoot, Rothbury, Morpeth NE65 7SP | info@ayrepropertieservices.co.uk | www.ayrepropertieservices.co.uk | 01669 621312

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