



**The Cottage,**  
Newbrough, Hexham, Northumberland, NE47 5AR

**youngsRPS** 



**The Cottage**  
**Newbrough**  
**Hexham**  
**Northumberland**  
**NE47 5AR**

**Guide Price: £295,000**

The Cottage is a beautiful stone built double fronted two bedroom property pleasantly situated within the pretty village of Newbrough.

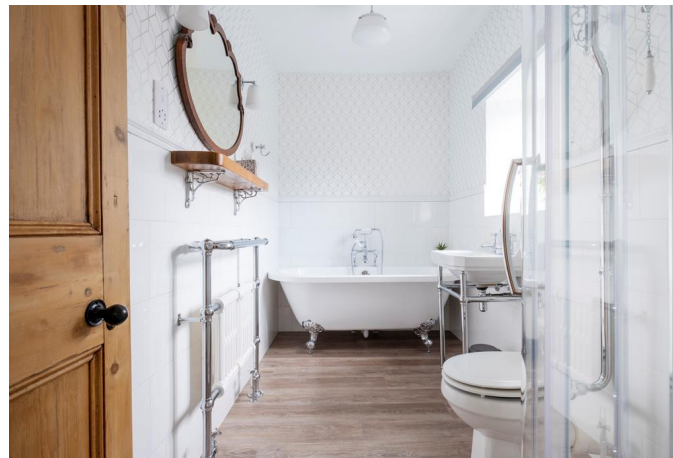
- Double fronted cottage
- Stone built
- Completed to high specification
- Two bedrooms
- Many noteworthy character features
- Double glazed throughout
- Pretty village location
- Energy efficiency rating E (53)

**youngsRPS** 

**Hexham - 01434 608980**







### DESCRIPTION

The Cottage is a beautiful stone built double fronted two bedroom property pleasantly situated within the pretty village of Newbrough. With origins dating back to the 1600s, The Cottage, which is currently used as a popular holiday cottage, has been fully renovated by the owners and enjoys many noteworthy character features throughout including deep window sills, exposed ceiling beams and original inglenook fireplace. Internally the accommodation, which is immaculately presented, comprises sitting room with original inglenook fireplace housing an Aarow wood burning stove and beamed ceiling. Karndean flooring flows throughout the ground floor of The Cottage. The breakfasting kitchen is fitted with a range of modern wall and floor units with complementary work surfaces incorporating a stainless steel sink with mixer tap over. Integrated appliances include a fridge, microwave, slimline dishwasher and electric oven with ceramic hob and extractor above. Off the kitchen is a cloakroom and a door provides access to the rear courtyard. Stairs lead up to the first floor where there are two good size bedrooms. The master bedroom boasts a cast iron fireplace insert. Bedroom two has a walk-in wardrobe and shelved cupboard. Both bedrooms enjoy views over the front aspect and fields beyond. The bathroom is stylishly fitted with a free standing bath, separate shower cubicle, pedestal wash hand basin and traditional high level WC. A door on the landing leads out to an impressive decked balcony providing a lovely seating area. Externally there is a lovely enclosed courtyard to the rear providing ample outdoor space with useful outbuildings including a laundry room with Belfast sink, oil fired boiler and space for a washing machine. The remaining outbuildings are used for storage and a log store.

### LOCATION

The popular village of Newbrough is located on the north bank of the River South Tyne approximately 5 miles north-west of the market town of Hexham. There is a primary school, village pub and a Town Hall. The Northumberland national Park and International Dark Skies Park are both close by, offering fabulous scenery and views. There are excellent transport links with a regular bus service and good access to the A69 for travel east to Newcastle and west to Carlisle.

### SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating to radiators, also supplying the domestic hot water.

### CHARGES

Northumberland County Council tax band C. The property is currently exempt from council tax as operating as a business, under business rates.

### AGENCY NOTES

Some furniture and curtains may be available by separate negotiation.

### VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

### FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



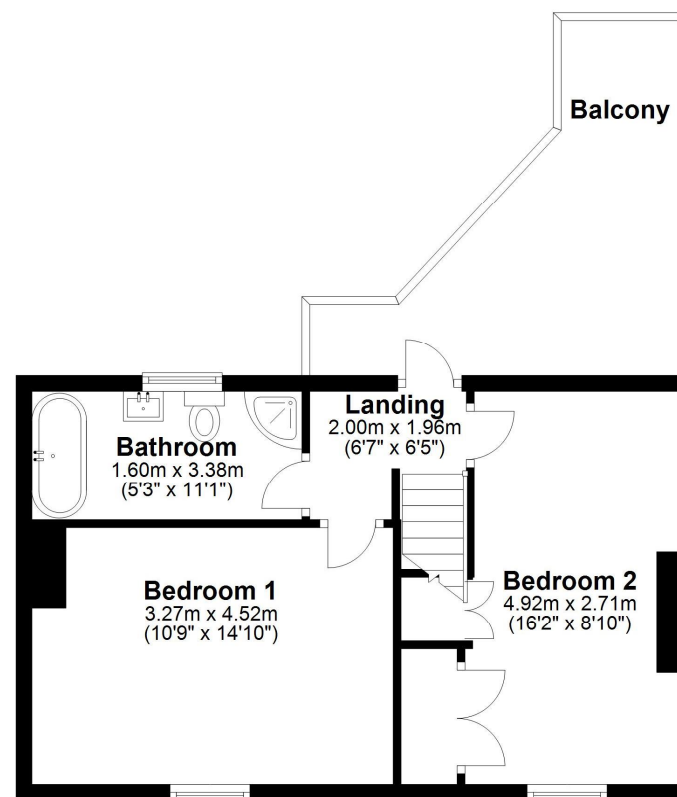
## Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 88.8 sq. metres (956.2 sq. feet)

## The Cottage, Town Hall Place, Newbrough

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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