



Blacksmiths Cottage, Alnham  
Alnwick, Northumberland

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# Blacksmiths Cottage

## Alnham, Alnwick

### Northumberland

#### NE66 4TN

A delightful converted 3 bedroom stone built property with spectacular views.

Rothbury 9.1 miles, Alnwick 14.4 miles, Morpeth 26.9 miles, Newcastle International Airport 34.6 miles, Newcastle City Centre 41.5 miles

Porch | Kitchen/dining/living area | Study | WC  
Shower room | Ground floor principal bedroom with en suite | Sitting room | Utility | Family bathroom | 2 Further bedrooms | Rear porch  
EPC Rating C

#### The property

A converted and extended 3 bedroom stone built property in a wonderful rural setting. Blacksmith cottage has a wealth of traditional features mixed with modern touches. The exposed stone, brick fireplace with wood burning stove gives a warm and welcoming traditional feel. With an open plan country kitchen, dining and living area meets modern day living and is the heart of this family home. The vaulted ceiling and large arched windows ensure a light, airy room with wonderful views across open countryside. There is a convenient downstairs WC and shower room off the kitchen/living area. At the southerly end of the property there is as a large dual aspect study, playroom or snug. To the northern end of the property lies the sitting room with exposed stone and a wood burning stove. A spacious rear porch which could double up as a garden room. The large galley style utility room also gives access to the family bathroom. The principal bedroom with ensuite shower room completes this ground level.

From the hall, a staircase leads up to the first floor and a delightful mezzanine landing. Two light, bright eaves bedrooms with built-in storage provide ample further sleeping or living accommodation.

Planning permission has been granted. (Northumberland County Council planning ref.20/03113/FUL) for an extension to the sitting room and the principal bedroom.

#### Outside

There is ample driveway parking and a car port and wood store with studio/office space above and solar panels across the roof. A stone outbuilding provides additional storage with plumbing and a sink area. There is a further separate garden building containing a kitchen/utility room, a Swedish sauna and shower, and a dog kennel and run. Lawns of rolling grass and graveled seating areas provide unlimited spots from which to enjoy the panoramic countryside views. The property extends to approximately 0.5 acres in total.

#### Location

Alnham is a delightful hamlet on the edge of the National Park set in the heart of Northumberland, surrounded by beautiful rolling countryside, yet close to the nearby market towns of Alnwick and Rothbury. Alnwick provides every day amenities with supermarkets, a good range of shops, primary and secondary schooling, a modern leisure centre, playhouse/cinema, hospital and Alnwick Castle and Garden with its contemporary landscaped gardens and unique Treehouse Restaurant. A further variety of popular inns and restaurants are within easy reach.

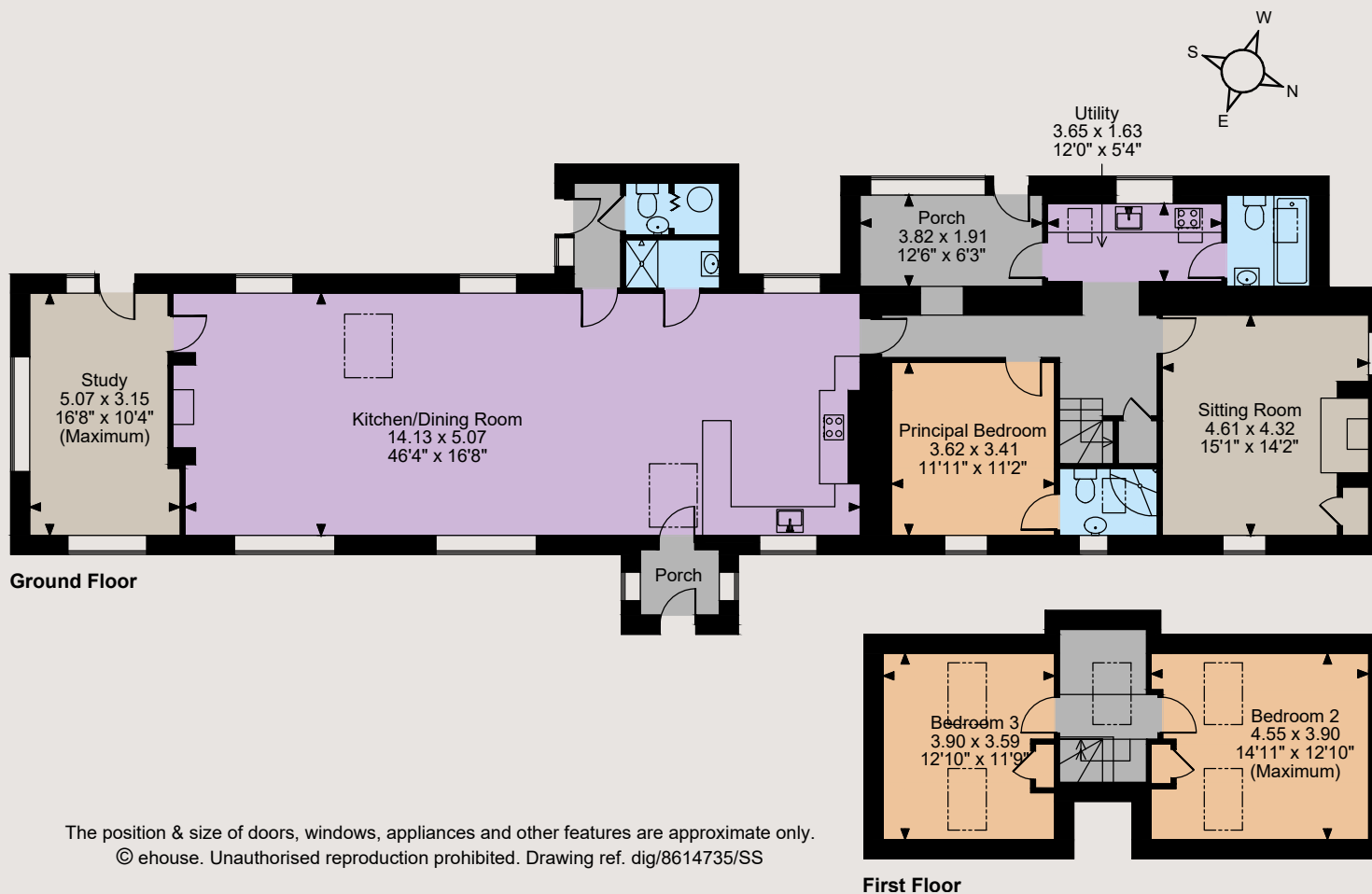








Floorplans  
House internal area 2155 sq ft (200.3 sq m)  
For identification purposes only.



**Directions**  
what3words///home.arranged.opened

**General**  
**Local Authority:** Northumberland county council  
**Services:** Mains electricity. LPG. Private water supply with UV filtration system. Drainage to septic tank. Electric storage heaters and underfloor heating. Solar panels provide hot water and electricity.  
**Council Tax:** Band E  
**Tenure:** Freehold  
**Guide Price:** £595,000  
**Wayleaves, Easements:** The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

**Morpeth**  
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