

# The Square, Powburn, Alnwick, Northumberland

Offers Over £200,000



## Full Description

This superb property, at the foothills of the Cheviots and nearby Ingram Valley, is your ideal escape to the country. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 3 bedroomed stone cottage located in the Northumberland village of Powburn. The property benefits from allocated parking for one car, an attractive L-shaped paved courtyard to the front, uPVC windows and doors, beautiful wooden cottage-style internal doors, white wooden shutters, and one outbuilding to the rear ideal for coal and log storage. Mains electricity, mains water, and all the other usual mains connections.

With good access to the A697 allowing for travel to Newcastle and Edinburgh, Powburn is a lovely scenic village with a range of amenities including the renowned Running Fox café, a village pub, a general store, the village hall, and an antiques centre. There is also a local bus service to nearby town Alnwick - famous for its castle and gardens, and Wooler with its Anglo-Saxon Museum and whiskey distillery. The neighbouring village of Whittingham hosts a Primary School and a church with other local facilities in nearby Wooler and Alnwick.

The front door opens into the kitchen and handy breakfast bar area. The good number of wall and base units are complemented by an attractive

work surface and neutral white splashback tiling. There is a newly fitted electric oven, an induction hob and a single bowl stainless steel sink. There is space for a free-standing fridge freezer and there is a free standing washer/ dryer and dishwasher. The room has been practically finished with a grey-brown floor tile which works in harmony with the wall and base units, whilst a window overlooking the courtyard allows for natural light with additional lighting by way of ceiling spotlights.

The lounge-diner is a gloriously spacious room in which you can spend time with family and friends. The sitting end of the room showcases an impressive multi-fuel wood burner which entices you to sit before it during those cooler months in addition to facilitating the hot water and heating throughout the property. There is plenty of space to sit and dine comfortably in the dining area. A window, with attractive white shutters allows a good amount of natural light with a pendant light fitting providing further lighting. The open staircase to the first floor adds to the cosy cottage character of this lovely room.

The family bathroom is mainly tiled with LVT cream coloured flooring and leads from the lounge-diner. The family bathroom comprises a close-coupled toilet with a push button, a wood panelled deep bath with taps over, and a vanity unit with a sink on top. Natural light enters via a window to the rear with ceiling spotlights adding to the brightness.

The ground floor bedroom is a large king-sized room benefitting from ensuite facilities. Currently set as a twin room, this bedroom is beautifully light and bright courtesy of a large window adorned with white shutters. The space has been finished with a cream carpet adding comfort as you move throughout. The ensuite comprises a double-sized corner shower cubicle with an electric shower within, a close-coupled toilet with a push button behind, and a vanity unit with a sink on top. A chrome heated towel rail ensures added comfort.

Taking the stairs to the first floor, the landing opens out to two bedrooms and a separate WC comprising a close-coupled toilet with a push button and a pedestal hand wash basin. A skylight allows for natural light.

Bedroom 2 is a beautiful king-sized room showcasing glorious, exposed beams and varnished floorboards enhancing the country cottage charm. A window to the front allows for natural light with further light entering via a skylight with views over the hills. This room incorporates a large cupboard offering excellent storage potential.

Bedroom 3 is a single room featuring exposed beams, varnished floorboards, and a sky light again over looking the hills. This room offers a single storage cupboard. A further integrated cupboard houses the boiler.

Tenure: Freehold

EPC: F

Council Tax Band: B

Status: Residential only

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending

purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Chain free
- Stone built
- Spacious rooms
- Ensuite
- Country living
- Village location
- Close to The Running Fox Cafe (artisan bakery and coffee shop)
- Close to the recently refurbished village pub - The Plough Inn
- Close to The Village Hall with its vibrant and active community
- On the bus route to local towns and villages including Alnwick and Wooler
- Within walking distance to all local amenities including a well-stocked village store

## Contact Us

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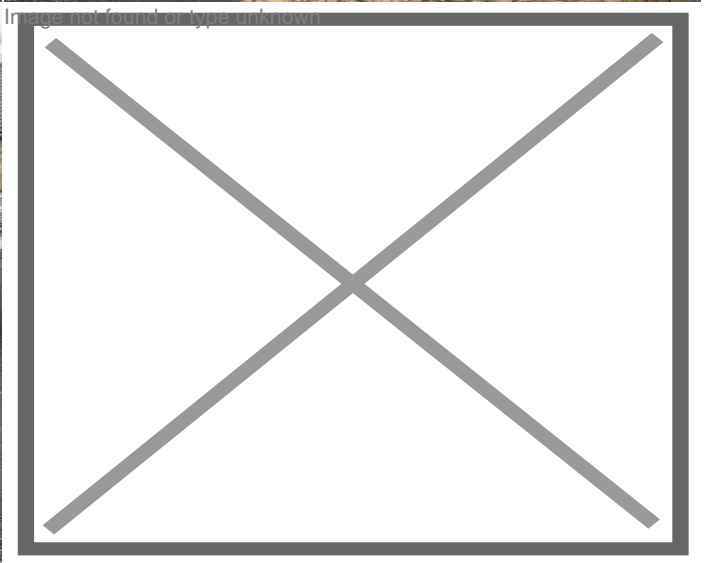














Ground Floor



**Approximate total area<sup>®</sup>**

604.5 ft<sup>2</sup>  
56.16 m<sup>2</sup>

**Reduced headroom**

21.3 ft<sup>2</sup>  
1.98 m<sup>2</sup>

(1) Excluding balconies and terraces

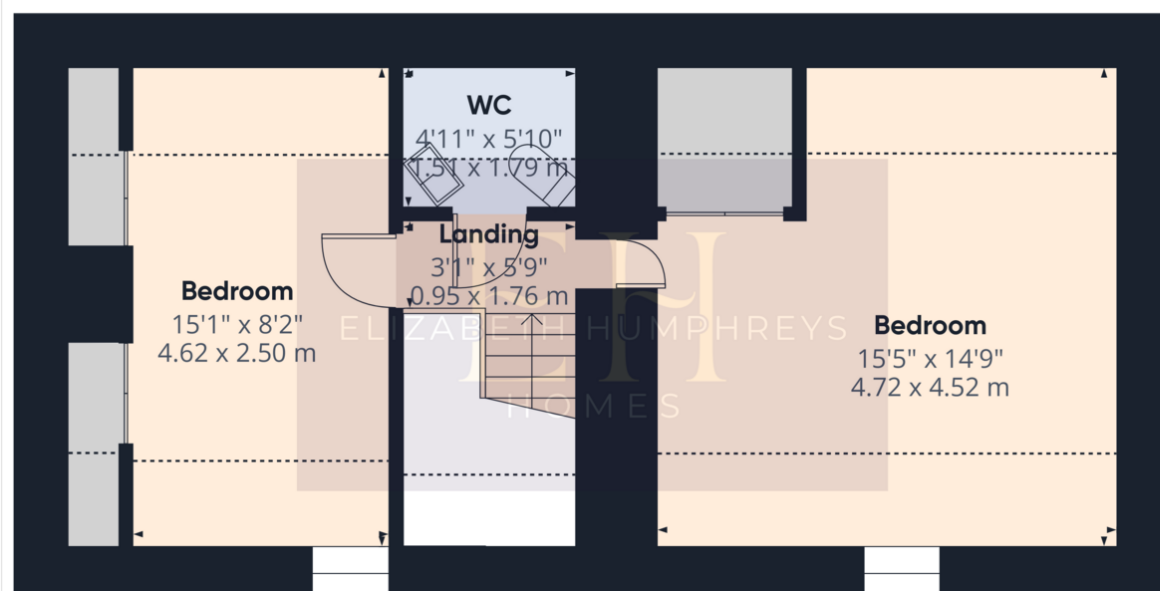
**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1



**Approximate total area<sup>®</sup>**

418.51 ft<sup>2</sup>  
38.88 m<sup>2</sup>

**Reduced headroom**

128.15 ft<sup>2</sup>  
11.91 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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