



- 2/3 Bed Semi Detached House
- Lounge with Woodburner
- Well Appointed Bathroom with Shower
- Rare Opportunity
- Considerable Character & Charm
- Snug with Fireplace
- South Facing Garden
- Refurbished to a High Standard
- Spacious Breakfasting Kitchen
- Rural but Accessible Location



A superbly presented 2/3 bedroomed semi detached house, tucked away in an idyllic, rural, yet accessible location. With considerable character and charm, this property has been renovated and updated to provide superb accommodation, ideal for a couple of perhaps a family. With oil fired central heating, the Reception Hall, with storage cupboard, leads to the Lounge, the focal point of which is a wood burning stove. The Snug also has an open fireplace and could be used as a ground floor bedroom. The Breakfasting Kitchen has been refitted with a range of wall and base units, stainless steel sink unit, split level oven with 4 ring ceramic hob with extractor over, integral dishwasher with matching door and door to the rear and archway to the Utility Room, with plumbing for a washer. Stairs lead from the hall to the First Floor Landing. Bedrooms 1 and 2 are both good sized doubles and enjoy lovely views. The Bathroom/WC is fitted with a wc with concealed cistern, vanity unit with wash basin and large mirror over, double ended bath and double shower cubicle with rainhead and hand held showers.

Externally, there is a delightful South facing garden with lawn and a range of shrubs and plants. Along with parking there is a shed and 2 outhouses.

East Cottage is situated at the end of a lane, once part of Milbourne Hall. Whilst rural, Ponteland is only around 3.5 miles away with comprehensive shopping facilities including Waitrose, schools for all ages, an excellent selection of pubs and restaurants and a wide range of sporting and leisure facilities. Newcastle International Airport is just beyond Ponteland with Newcastle upon Tyne within excellent commuting distance.

### Reception Hall

Lounge 16' x 12'8 (4.88m x 3.86m)

Snug/Bedroom 3 14' x 9'9 (4.27m x 2.97m)

Breakfasting Kitchen 15'8 x 8'10 (4.78m x 2.69m)

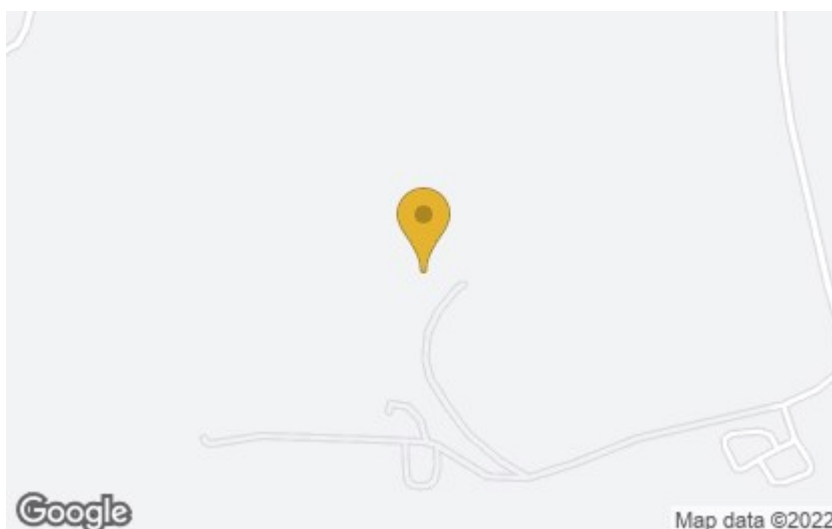
Utility Room 5'10 x 4'4 (1.78m x 1.32m)

### First Floor Landing

Bedroom 1 16' x 10'8 (4.88m x 3.25m)

Bedroom 2 16' x 10'6 (4.88m x 3.20m)

Bathroom/WC 14' x 9'10 (4.27m x 3.00m)



Energy Performance: Current D Potential C  
Northumberland County Council: 0345 600 6400  
Ponteland: 3.5 Miles  
Newcastle Central Railway Station: 12.7 Miles  
Newcastle International Airport: 5.48 Miles

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.