

# BRUNTON

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## RESIDENTIAL



**RITTON COTTAGE, NORTHUMBERLAND, NE61**

Offers Over £495,000

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Charming Stone-Built Detached Period Home | Outstanding Open Aspect Views | Approximately 2,300 Sq Ft of Internal Living Space | Two Generous Reception Rooms | Open-Plan Kitchen/Diner with Utility | Three Bedrooms | Family Bathroom | Several Outbuildings with Development Potential (STPP) | South-Facing Lawned Front Gardens | Off-Street Parking | Garage | No Onward Chain

This handsome three-bedroom detached period home, is set within the idyllic rural surroundings of Ritton, Northumberland, and offering close to 2,300 sq ft of internal accommodation.

The attractive hamlet of Ritton lies just three miles north-west of the sought-after village of Netherwitton, which is home to a popular village hall, and approximately eleven miles north-west of the thriving market town of Morpeth. Morpeth itself offers an excellent array of shops, cafés, restaurants as well as well-regarded schooling, along with superb rail connections into Newcastle City Centre and throughout the wider region.

Externally, the property enjoys generous grounds and a range of outbuildings, including a garage, all of which present genuine scope for extension or further development, subject to the necessary planning consents.

Rich in traditional features, including stone fireplaces with wood-burning stoves, and enjoying wonderful open countryside views throughout, this delightful family home is offered to the market with vacant possession and no onward chain.

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The internal accommodation briefly comprises: Entrance hall, which in turn provides access to two well-proportioned reception rooms, one living room and one dining room, both featuring stone surround fireplaces with wood-burning stoves, and both enjoying delightful open aspect views out over the surrounding countryside.

To the rear of the property is a generous kitchen/breakfast room, which is fitted with a range of wall and base units, and provides further access to a side lobby with a convenient ground-floor WC and a door leading out to the rear driveway and gardens. To the side of the kitchen is a utility room and store.

The stairs then lead to the first floor, where the landing provides access to three bedrooms, two of which are comfortable doubles and benefiting from built-in storage, along with a family bathroom with three piece suite. Bedroom three is a smaller single room or is also a perfect study.

Externally, the property benefits from two outbuildings and a single garage, which could provide a superb opportunity for further extension/development to the rear (which would also allow for additional ground floor space and a fourth bedroom should it be desired).

\*\*The vendors have informed that there is potential to purchase an additional parcel of land of around 1-2 acres (available via separate negotiation) should it be required\*\*

Available with vacant possession, this is an excellent opportunity and early viewings are highly recommended to fully appreciate the opportunity that is available in this outstanding countryside position.



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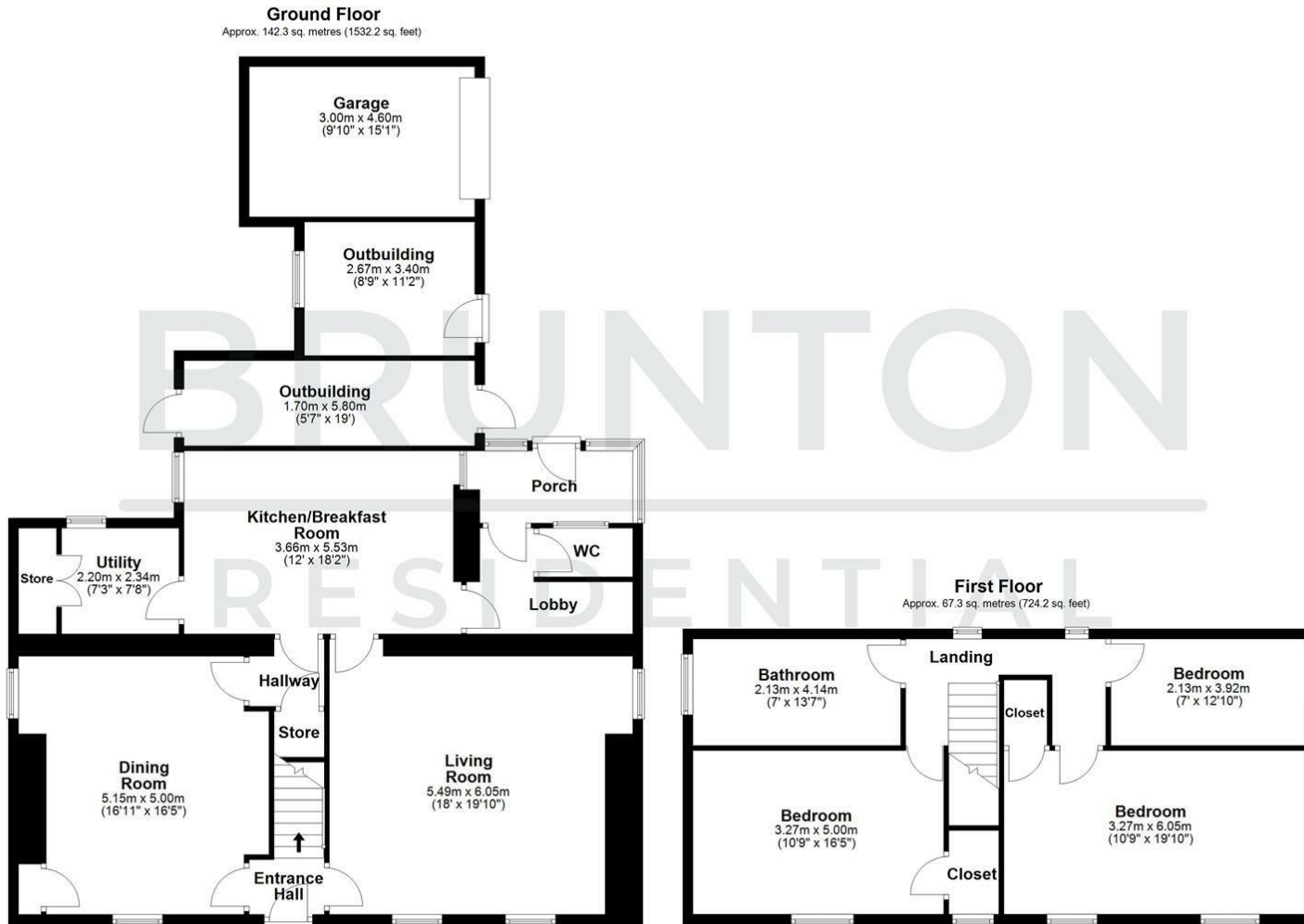
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TENURE : Freehold

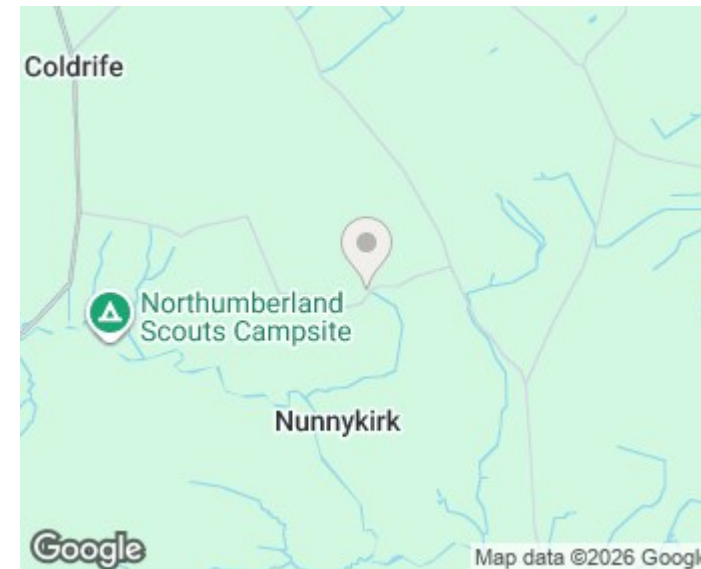
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E



Total area: approx. 209.6 sq. metres (2256.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	81
	52
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	