



1 Grange Cottages

Glanton, Alnwick, NE66 4BE

Offers In The Region Of £325,000



Trading Places



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Grange Cottages are being marketed individually although they could be purchased as a pair. They are absolutely stunning Northumberland Victorian stone-built cottages dating back to circa 1870. Rarely seen offered to the sales market, this is a hugely exciting opportunity to acquire a two-bedroom property which is currently used as a high-end holiday let. As a pair, the two cottages (1 & 2 Grange Cottages) have a joint projected income for 2022 of well over £65,000.

Charmingly renovated throughout, 1 Grange Cottage briefly comprises; Entrance porch, ground floor WC, superb living room with feature fireplace and stove, dining kitchen, two double bedrooms, master with en-suite, and family bathroom/WC. This cottage has a private and spacious garden areas ideal for relaxing and entertaining, fully fitted with sitting/dining areas, a hot tub, summerhouse/changing area with electric points and heaters and space to enjoy the beautiful surroundings. To the rear there is also ample off-street parking on a large, graveled courtyard with 5 bar wooden gate for security and matching side gate. There are also outside stone-built storage sheds which house the LPG tank and boiler.

Glanton Village houses a shop and a pub, whilst a wide range of amenities, shops etc. are available in the nearby county town of Alnwick and the hugely popular Rothbury Village, both of which are only 8 miles away. With miles of golden sandy beaches, numerous castles and boat trips to the famous Farne Islands all available here, this is a superb location for exploring Northumberland and its stunning Heritage Coastline. The cottages are just a few miles from Thrunton Woods which is a perfect location for hiking, dog walking, horse riding and mountain biking.

Early inspection is highly recommended to fully appreciate this unique cottage. Please call Trading Places on 0191-2511189 to arrange an appointment. EPC Rating E. Freehold.

Entrance Porch

4'3" x 9'0" (1.32 x 2.76)

A new extension to the original cottage adding a superb entrance space and ground floor WC. Accessed via a side door, the hallway has an attractive tiled floor, neutral decor, single radiator, double glazed window to the side elevation, recessed lighting and doors to;

Ground Floor WC

With Close coupled WC, wash hand basin, tiled splash backs, opaque double glazed window to the front elevation, chrome ladder radiator, recessed lighting and beautiful tiled floor.

Living Room

11'11" x 13'10" (3.65 x 4.22)

An absolutely stunning living room with original feature stone fireplace, and multi fuel stove. This spacious room has the original sash windows, beautiful tiled floor, open oak staircase leading to the first floor, tv point, internet point, two double radiators, recessed lighting, stainless steel sockets and switches, window shutters, neutral decor and door to kitchen.





Kitchen/Diner

17'8" x 4'11" (5.41 x 1.51)

A superbly appointed country dining kitchen, tastefully fitted wall and base units with block wood surfaces, attractive brick effect tiled splash backs, integrated electric oven with 4 burner gas hob and modern feature extractor hood above, integrated fridge and dishwasher, space for washing machine, recessed lighting and under unit complimentary lighting, stainless steel sockets and switches, two double glazed window overlooking the rear courtyard, and composite stable door to the rear. There is a breakfast bar with seating for up to 5 people.

Stairs and Landing

An attractive open oak spindle staircase leads to the first floor landing with beamed ceiling. There is an original sash window to the side elevation and a double glazed velux skylight allowing an abundance of natural light, recessed lighting, single convector radiator, neutral decor, stainless steel sockets and switches, carpeted floor, loft access and doors to;

Bedroom One

8'8" x 14'3" (longest point) (2.66 x 4.36 (longest point))

This well proportioned double bedroom has a original sash window with a pleasant view to the front elevation with feature shutters, neutral decor, beamed ceiling, stainless steel sockets and switches, TV point, recessed lighting, double convector radiator, door to;

Ensuite Shower Room/WC

A luxuriously appointed en suite shower room, briefly comprising; shower cubicle with electric Mira shower, close coupled WC, wash hand basin with waterfall stainless steel mixer tap, feature mirror, fully tiled, chrome ladder radiator, recessed lighting and extractor fan.

Bedroom Two

10'4" x 7'4" (3.15 x 2.26)

A cosy double bedroom, currently housing two single beds and bedroom furniture. There is an original sash window with feature shutter to the front elevation offering wonderful views, neutral decor, stainless steel sockets and switches, recessed lighting and single radiator.

Family Bathroom/WC

5'9" x 6'10" (1.77 x 2.10)

A superbly appointed family bathroom comprising; Bath with chrome waterfall mixer tap and shower attachment, close coupled WC, vanity wash hand basin with chrome mixer tap, chrome ladder radiator, recessed lighting, Velux window, fully tiled with beam and extractor fan.





External Areas

The cottage has private and spacious garden areas ideal for relaxing and entertaining, fully fitted with a sitting/dining area, hot tub, summerhouse/changing area with electric points and heaters and space to enjoy the beautiful surroundings. To the rear of the properties there is also ample off street parking on a large graveled courtyard with 5 bar wooden gate for security and matching side gate. There is also outside stone built storage sheds which also house the two water tanks and boiler for both cottages.

Local Area and Things to Do

Ganton Village houses a shop and a pub, whilst a wide range of amenities, shops etc. are available in the nearby county town of Alnwick and also the hugely popular Rothbury Village, both of which are only 8 miles away. With miles of golden sandy beaches, numerous castles and boat trips to the famous Farne Islands all available here, this is a superb location for exploring Northumberland and its stunning Heritage Coastline. The cottages are just a few miles from Thrunton Woods which is a perfect location for hiking, dog walking, horse riding and mountain biking.

Services Info

Water - Private Water Supply - Both Cottages have a filtration system

Electric - Mains Electric Supply

Waste - Communal Septic Tank on neighbouring land

Gas - LPG Gas Supply

Both Cottages have Wifi Connection

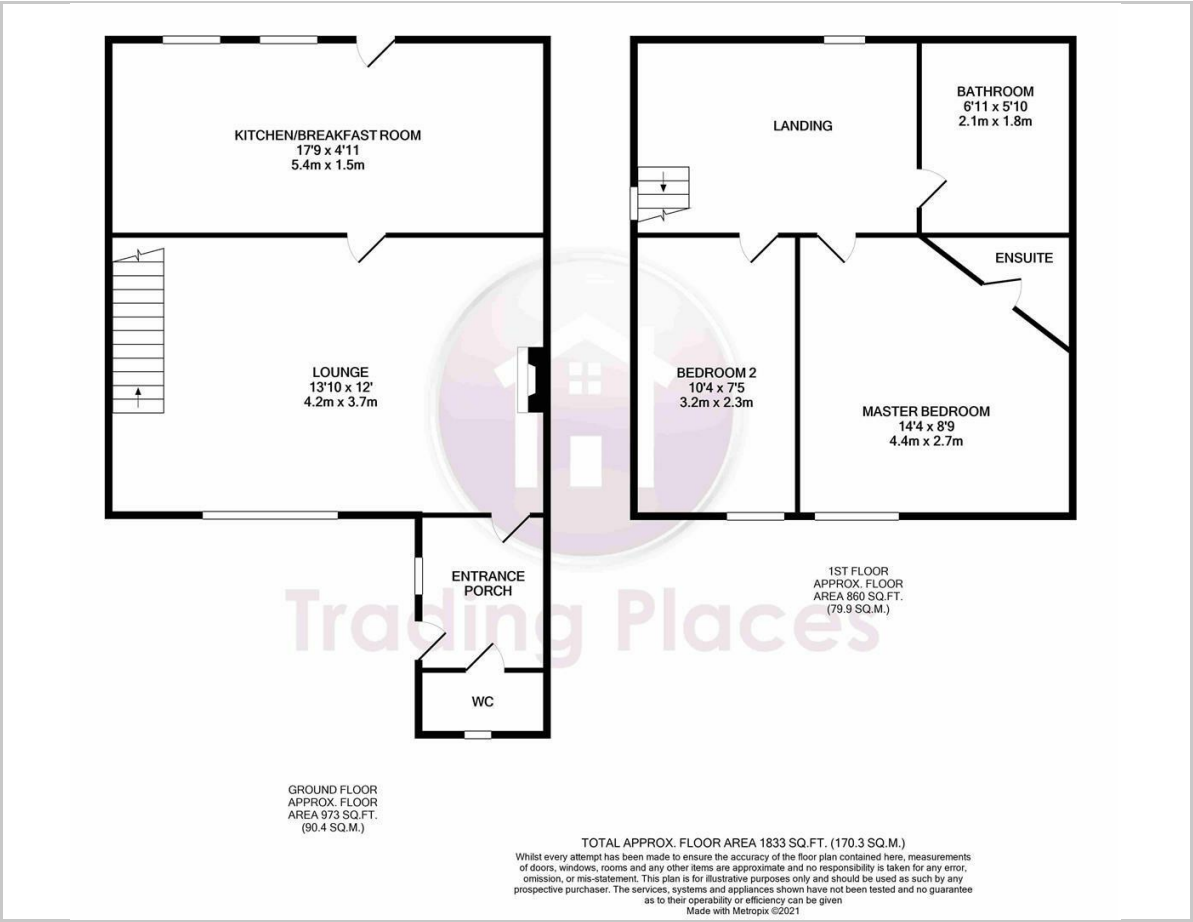
Holiday Let Business

The cottages are currently let out by the popular Sykes Cottages, full details can be found on <https://www.sykescottages.co.uk/cottage/Northumbria-Northumberland-Grange-The/2-Grange-Cottages-984305.html> and https://www.sykescottages.co.uk/cottage/Northumbria-Northumberland-Grange-The/1-Grange-Cottages-984291.html?_hsearch=210820611fbb67f222e&_price=823&_display=1

The cottages are projected to have an income of in excess of £65,000 in 2022.



Floor Plan



Viewing

Please contact our Trading Places Office on 0191 251 1189 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

