



Coquet Cottage, Powburn - NE66 4HT

Guide Price £295,000

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Coquet Cottage

Powburn, Alnwick

A charming two-bedroom detached cottage in the heart of Powburn, combining characterful interiors, a cosy wood-burning stove and a delightful established garden.

- Charming Detached Cottage
- Two Double Bedrooms
- Characterful Original Floorboards
- Esse Wood-Burning Stove
- Established Garden & Growing Space
- Heart of Powburn Village

Accommodation Comprises

Ground Floor: Porch, Living Room, Kitchen/Dining Area, Utility, WC

First Floor: Principal Bedroom, Family Bathroom, Bedroom

Externally: Vegetable Patch, Garden, Shed



Property Description

Occupying a charming position in the heart of the picturesque village of Powburn, this delightful two-bedroom detached cottage offers characterful and well-proportioned accommodation, complemented by an established garden to the rear.

Upon entry, a welcoming vestibule opens into the kitchen and dining area, a bright and inviting space with original floorboards adding warmth and character. From here, a convenient rear porch provides direct access to the garden, creating an easy connection between the house and its outdoor space.

The accommodation flows naturally through to the comfortable sitting room, where an Esse wood-burning stove creates an attractive focal point and a cosy setting during the cooler months. A useful utility room sits just off the sitting room and incorporates a WC, providing valuable additional practicality.

Upstairs, a bright landing is naturally lit by a Velux window, while the high ceilings throughout the first floor enhance the space. The principal bedroom is a generous double with fitted storage, accompanied by a second well-proportioned double bedroom. Completing the accommodation is the family bathroom, fitted with a shower over bath.

Externally, the cottage benefits from an established garden offering a lovely balance of lawn, mature planting and productive growing space. The garden is particularly well suited to those with an interest in gardening, with excellent soil for growing vegetables and plants alongside established rose and peony bushes which bring seasonal colour. An open area of lawn provides space to relax and enjoy the garden, while a useful garden shed offers practical storage.





General Remarks

What3words

///presume.eliminate.testing

Tenure

Freehold

Council Tax

Band D

Energy Efficiency Rating

EPC Rating: Band F (27)

Local Authority

Northumberland County Council

Services

Oil Central Heating

Mains drainage, water & electricity

Fixtures and Fittings

All fitted carpets, curtain poles form part of the sale.

Listing and Conservation

Coquet Cottage is not listed, nor does it sit within a conservation area.

AGENTS NOTE

Part of the garden is currently rented from the neighbouring Hedgeley Estate, extending the property's garden grounds. This arrangement is available to continue, subject to agreement with the estate, at an annual cost of approximately £250. Prospective purchasers can discuss taking over the arrangement as part of the purchase process.





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Area Insights

Powburn is an attractive and well-connected Northumberland village, surrounded by the beautiful countryside of the Breamish Valley and offering an excellent balance of rural living and everyday convenience. The village has a welcoming community feel and benefits from an excellent selection of amenities, including Running Fox Powburn, a popular artisan bakery and café serving homemade food and bakes, located at The Plough Inn Powburn, a traditional village pub providing a lovely local spot for an evening drink. Powburn also has a local fuel station and convenience store, alongside Powburn Play Park for younger families.

For families, Branton Community Primary School is conveniently located in nearby Branton, while a wider range of schooling, shops and services can be found in Wooler and Alnwick.

The surrounding countryside is a particular highlight, with the nearby Breamish Valley and Northumberland National Park offering an abundance of walking, cycling and outdoor pursuits. The area is ideally positioned for exploring some of Northumberland's best-known landscapes, with the Cheviot Hills to the west and the spectacular Northumberland coastline, including Bamburgh and Alnmouth, within easy reach. Despite its peaceful rural setting, Powburn is well placed for travel throughout the region.

The A697 provides straightforward connections north towards Wooler and the Scottish Borders and south towards Alnwick, Morpeth and Newcastle, making the village an appealing base for those looking to enjoy country living without feeling isolated.

Distances

Branton Primary School 1 mile, Wooler 10 miles, Alnwick 11 miles, Bamburgh 18 miles, Morpeth 24 miles, Berwick-upon-Tweed 25 miles, Newcastle upon Tyne 39 miles. (all distances are approximate).



Useful Links

Branton Community Primary School:
www.branton.northumberland.sch.uk

The Running Fox – Powburn: www.runningfoxbakery.co.uk

The Plough Inn Powburn: https://www.facebook.com/p/The-Plough-Inn-Powburn-61553980047379/?locale=en_GB

Northumberland County Council:
www.northumberland.gov.uk

Northumberland National Park:
www.northumberlandnationalpark.org.uk

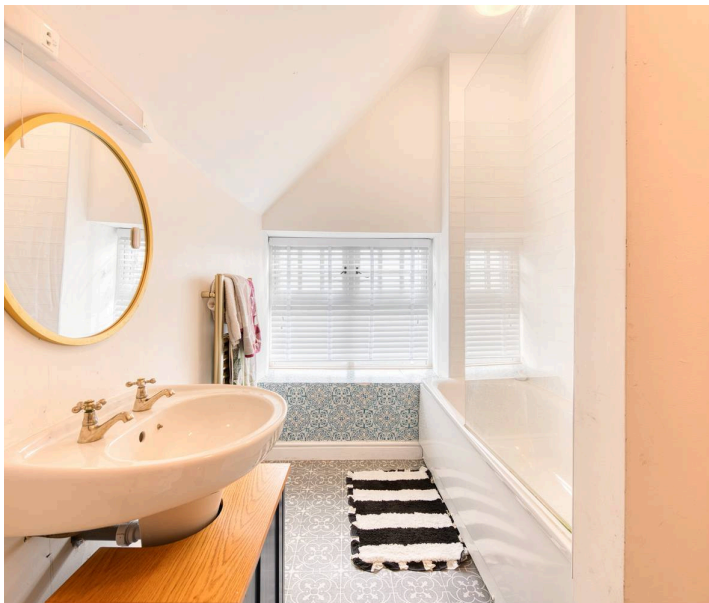
Visit Northumberland: www.visitnorthumberland.com

The Alnwick Garden: www.alnwickgarden.com

Alnwick Castle: www.alnwickcastle.com

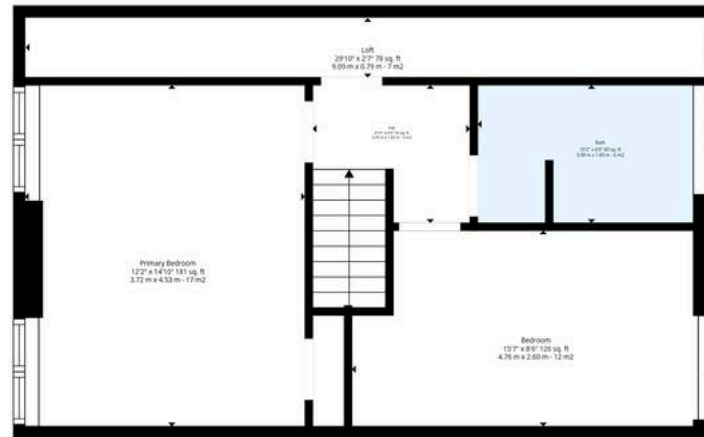
National Rail: www.nationalrail.co.uk

Northumberland Coast National Landscape:
www.northumberlandcoast-nl.org.uk

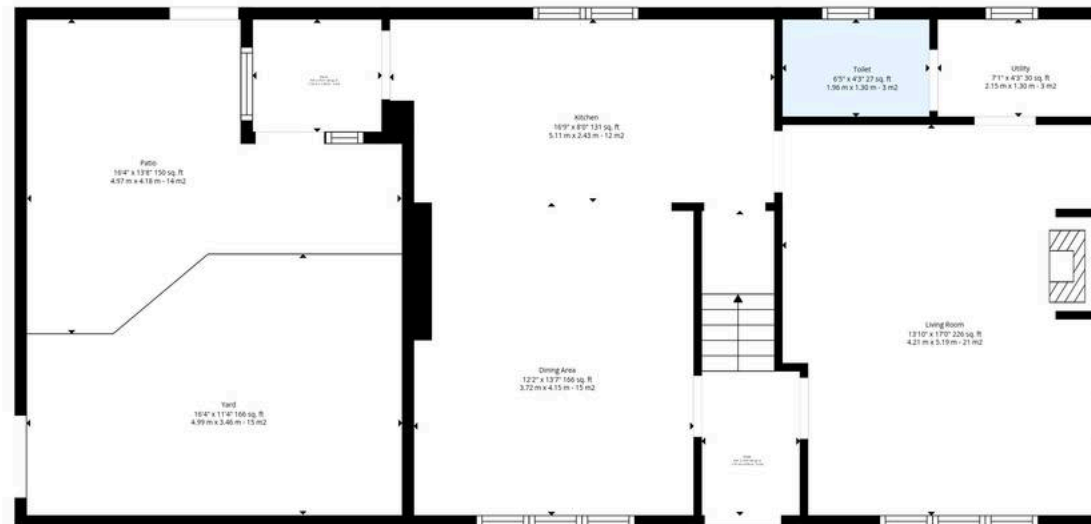








First Floor



Ground Floor

Total: 1052 sq. Ft, 98 m²

Ground Floor: 622 sq. Ft, 58 M², First Floor: 430 sq. Ft, 40 m²

Excluded Areas: Porch: 28 sq. Ft, 3 M², Patio: 150 sq. Ft, 14 M², Utility: 30 sq. Ft, 3 M²,

Low Ceiling: 101 sq. Ft, 8 M², Walls: 115 sq. Ft, 10 m²

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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