



Dairy Cottage

Whalton, Morpeth, Northumberland.

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A charming period cottage and garden in the picturesque and popular village of Whalton.

Morpeth 6 miles
Ponteland 8 miles
Newcastle upon Tyne 16.5 miles

2 Bedrooms | 2 Reception rooms | Kitchen | Utility Cloakroom/WC | Bathroom
Pretty garden | On street parking | Village location

THE PROPERTY

Dairy Cottage is a charming stone built property presenting an opportunity to acquire a comfortable family home in the appealing conservation village of Whalton. The property combines a conveniently accessible location with a rural setting making it an ideal haven for those seeking a tranquil countryside lifestyle and yet be within easy commuting distance of Morpeth, Newcastle upon Tyne and major transport links. The ground floor has two reception rooms either side of the reception hall and staircase. The dining room enjoys the comfortable ambience of a stone inglenook fireplace and wood burning stove and leads through to the kitchen. The sitting room looks out over the cottage garden to the front making this a lovely room in which to relax and

entertain. There is a galley style kitchen to the rear with a separate utility and downstairs WC. Upstairs there are two good sized bedrooms and a bathroom.

OUTSIDE

A low-level traditional stone wall fronts the street with a timber picket-gate providing pedestrian access onto a central pathway, which is flanked by pretty planted beds and offers a route to the front entrance door. The Old Forge which adjoins Dairy Cottage is a building most suited for storage. It is not included in the sale, but it does belong to the seller and it may be possible to rent the Old Forge. Likewise, the ground in front of the Old Forge which could be used by a tenant as off street parking. There is a pretty and enclosed garden to the north of the house which has an area of lawn and a useful outbuilding.

LOCATION

Whalton is a picturesque conservation village with local amenities including a village hall which hosts clubs and events, a primary school and a popular public house. Surrounded by the glorious Northumberland countryside, the property is just 6 miles south-west of Morpeth, with the market town offering a good range of supermarkets, independent stores, as well as bars, restaurants, cafés and leisure facilities. There are well regarded schools for all ages within Morpeth, Ponteland and Newcastle. The mainline station provides rail journeys to London Kings Cross, Newcastle and Edinburgh, whilst road users are within easy reach of the A693 and the A1 for links to the major road networks.





DIRECTIONS

Dairy Cottage is the second cottage on the north side of the village street when entering the village from the east.

Post Code: NE61 3UT

GENERAL

Services: Mains electricity and drainage, private water supply. Oil fired central heating.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band D

EPC: Rated E

VIEWING

Strictly by appointment with Galbraith Hexham
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Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

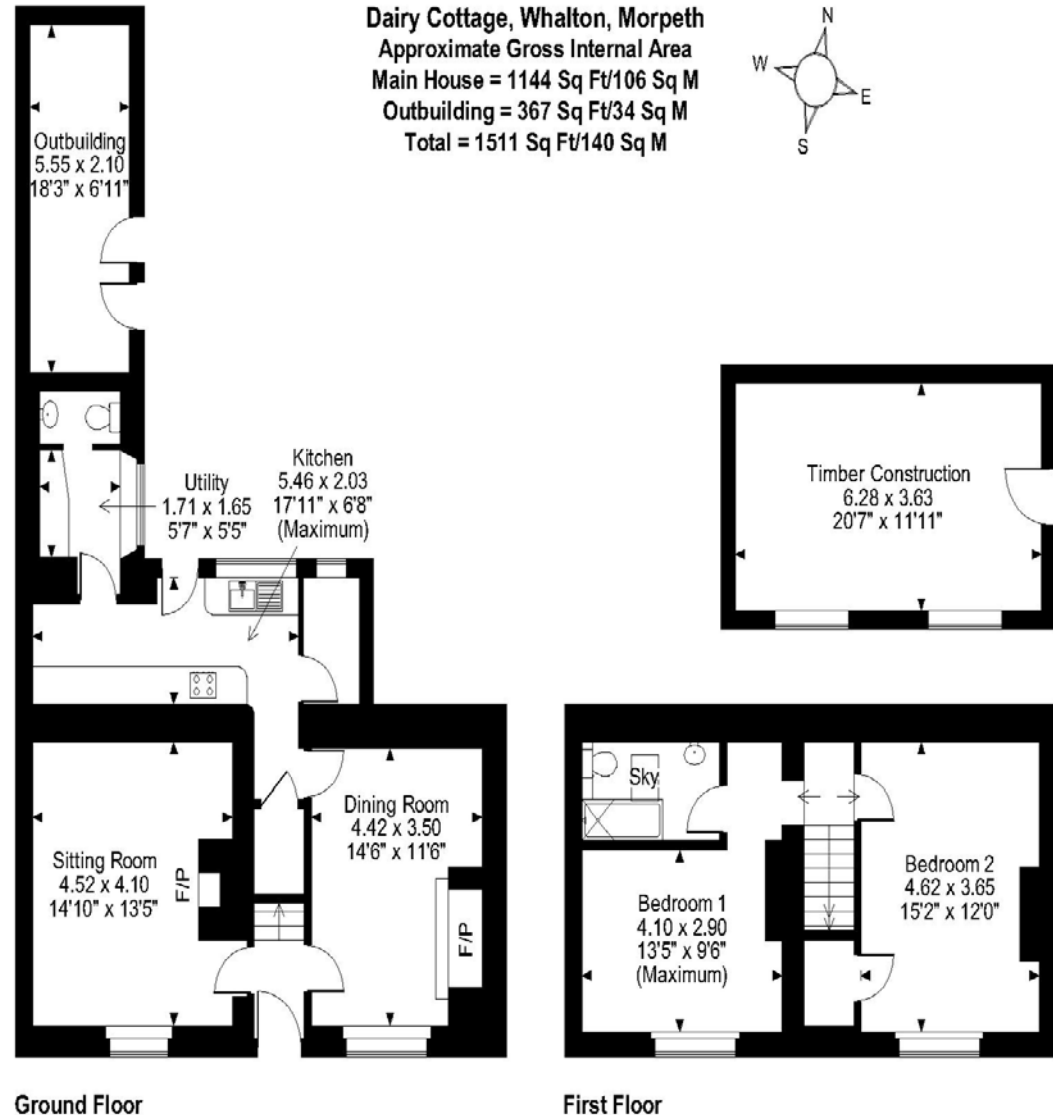
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



WHAT THREE WORDS
galloping.sprouted.loser



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The position & size of doors, windows, appliances and other features are approximate only.

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared August 2024. Photographs taken August 2024.