



### 3 bed cottage to buy in NE19

Otterburn Hall, Otterburn, Newcastle upon Tyne, Northumberland, NE19 1HE

# £120,000

 x3  x1  x1

Tenure

**Leasehold**

Driveway parking

### Property features

- ✓ 3 Bedroom Lodge In Northumberland National Park
- ✓ Well Presented with Modern Kitchen & Appliances
- ✓ Open Plan Modern Living with

## Key Information



Heating supply: Electric

## Arrange a viewing

Lucy Sage  
Branch Manager  
Hexham

01434 605376  
hexham@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A Spacious and Stylish Timber Lodge in the Heart of Northumberland's National Park

Beautifully presented and generously proportioned, this detached timber lodge enjoys a prime position within the sought-after Otterburn Lodge Estate. Nestled in the charming village of Otterburn—set amid the rolling hills and scenic landscapes of Northumberland National Park—the location offers both peaceful seclusion and convenient access to local amenities.

The lodge is perfectly framed by mature woodlands and features ample private parking. A few steps lead up to an elevated decked terrace, ideal for al fresco dining, relaxing with a good book, or unwinding in the inviting hot tub.

Inside, the lodge is finished to a high standard, offering a bright and spacious open-plan layout that includes a modern kitchen with a comprehensive range of fitted wall and base units and integrated appliances, as well as generous living and dining areas. An internal hallway leads to the well-appointed bedrooms and a stylish bathroom.

This lodge makes this an ideal retreat for couples, families or lucrative holiday-let for investors.

360 Video Tour:

<https://tours.pattinson.co.uk/ltour/NjgxNGUwYTIwZjAwYjYuNTMwNjc2NzU->

Tenure: Leasehold

Length of Lease: 989

Annual Ground Rent Amount: £3,000.00

Annual Service Charge Amount: £3,000.00

Price: £120,000

Property Type: Cottage

Parking: Driveway

Heating: Electric

## External

Gravel drive way for two cars. Timber decking steps to raised decking area including hot-tub and up-lighting. Access to front door, outside water tap, external electrical sockets and external lighting.



## Open Plan Kitchen / Living Space

5.98m x 4.00m (19'7" x 13'1")

Modern open plan kitchen diner and living space. Vinyl flooring, painted plastered walls, vaulted ceiling with decorative light fittings. Double glazed windows to both side, front and upper front apex. Part-glazed composite front door out onto decking. Electric radiator. Assorted shaker style wall and base units with contrasting granite work-surface with splashback. Integrated fridge freezer, washing machine, dish-washer, electric oven and hob with extractor hood and black glass splashback. Recessed stainless steel sink with mixer tap and breakfast bar.



## Bedroom One

2.92m x 2.70m (9'6" x 8'10")

Carpeted floor, painted plastered walls, vaulted ceiling and solid wood internal-door. Electric radiator, double glazed window to the side aspect and apex. Fitted timber wardrobes.



## Bedroom Two

2.39m x 2.92m (7'10" x 9'6")

Carpeted floor, painted plastered walls, vaulted ceiling and solid wood internal-door. Electric radiator, double glazed window to the side aspect and apex. Fitted timber wardrobe.



## Bedroom Three

2.02m x 2.39m (6'7" x 7'10")

Carpeted floor, painted plastered walls, vaulted ceiling and solid wood internal-door. Electric radiator and double glazed window to rear aspect.



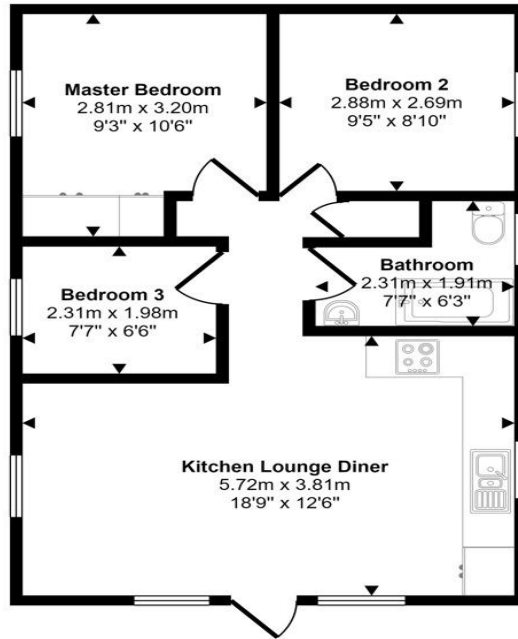
## Bathroom

2.38m x 1.98m (7'9" x 6'5")

Vinyl flooring, uPVC clad walls and ceiling with down lights and extractor. Panled bath with mixer tap, over head electric shower and screen. Wash basin on vanity unit with and wall mounted mirror. Concealed cistern W/C with push-flush and wall mounted mirror with LED's. Double glazed window to the side aspect and stainless steel electric towel rail.



Approx Gross Internal Area  
50 sq m / 538 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Otterburn Hall, Otterburn, Newcastle upon Tyne, Northumberland, NE19 1HE

Contact your local branch today for more information on this property:

**15 Priestpottle, Hexham, Northumberland, Tyne & Wear, NE46 1PH, Tel: 01434 605376,  
hexham@pattinson.co.uk, www.pattinson.co.uk**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

