


## 2 bed barn conversion to buy in

Adderstone, Belford, Belford,
Northumberland, NE70 7JA

# £155,000 Starting Bid

x 2 x 1 x 1

Tenure

**Freehold**

Allocated parking

## Property features

- Approx 5 miles From Bamburgh
- Two Bedrooms
- Stone Barn Conversion
- Rural Location
- EPC Rating D

## Key Information

- EPC Rating: D
- Heating supply: Oil
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

## Arrange a viewing

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Branch Manager
Alnwick

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- Flexible viewing slots
- Accompanied viewings

## Description

TO BE SOLD via ONLINE AUCTION ** Fees apply.

Stone Barn Conversion | Two Bedrooms | Rural Location | Approx 5 miles from Bamburgh

Currently run as a successful Holiday Let.

The layout of the accommodation on offer briefly comprises; Entrance hallway, Lounge/Diner/Kitchen, shower room and two bedrooms.

Externally there is a paved parking space to the front elevation and a small patio area to the rear.

This property is set within this small former farm steading in Adderstone, Approx 5 miles inland from Bamburgh and just off the A1 for easy access.

Ideally positioned to explore all of Northumberland's Heritage Coastline, as well as inland to Belford and the surrounding open countryside to the Cheviot Hills. Historic Lindisfarne is a short drive to the North and Alnwick with its Harry Potter Castle and beautiful gardens, is approximately 20 minutes to the South. Bamburgh and its sprawling beach, historic castle perched on top of a black crag overlooking the stunning sea views of Lindisfarne, the Farne Islands, the Cheviots and nearby Bamburgh Castle Golf Club which is often said to be one of the most scenic golf courses in the UK.

We expect a high level of interest so early viewing is highly recommended.

All furniture and fixings available by separate negotiation.

Please contact our Alnwick office to arrange a viewing by email Alnwick@pattinson.co.uk or call 01665 639110

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Barn Conversion

Parking: Allocated, Off Street, Visitor, Communal, Disabled Parking Available

Construction materials: Stone built

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Oil

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Domestic/small sewage treatment plants

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Front Elevation

A charming single-storey stone cottage with a neatly paved brick driveway.



## Lounge

*2.97m x 3.26m (9'8" x 10'8")*

A bright and inviting open plan space with a large window to front elevation.



## Kitchen

*4.52m x 3.22m (14'9" x 10'6")*

A contemporary design featuring cabinets to top and base with a stainless steel extractor hood, induction hob and built-in oven. Window and french doors to rear.



## Dining Area

French doors lead outside and allow natural light into the room.



## Master Bedroom

*3.92m x 3.20m (12'10" x 10'5")*

Window to rear elevation.



## Family Shower Room

*1.64m x 2.11m (5'4" x 6'11")*

Walk in shower room, with toilet and sink with a chrome mixer tap and heated towel rail. Window to front elevation.



## Bedroom Two

*2.56m x 3.32m (8'4" x 10'10")*

Window to front elevation.



## Rear Elevation

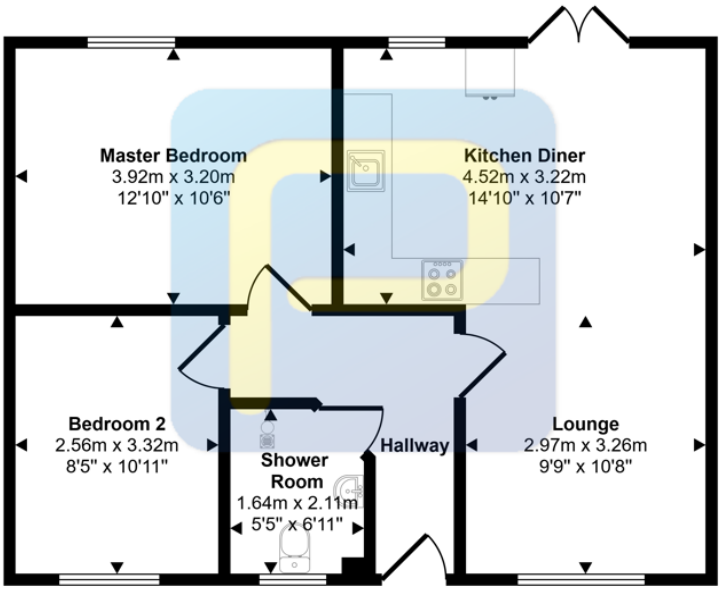
Small patio area to enjoy Al fresco dining.



## Council Tax / Business Rates

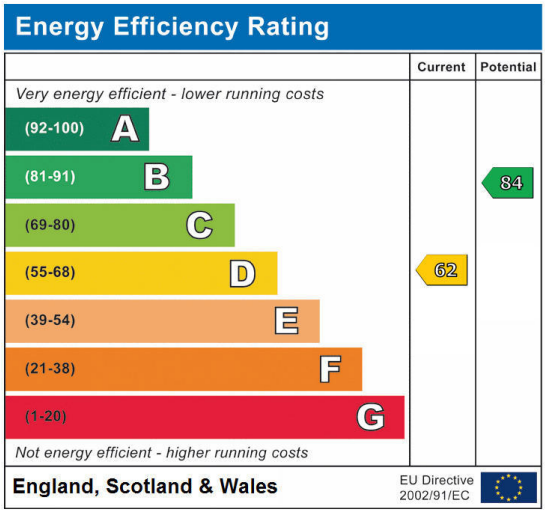
The property is currently assessed for Business Rates as self-catering holiday accommodation. No Council Tax band has been identified. Buyers should be aware that the property's rating status may change depending on its future use and are advised to make their own enquiries with the Valuation Office Agency and Northumberland County Council.

Approx Gross Internal Area
57 sq m / 615 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.




Adderstone, Belford, Belford, Northumberland, NE70 7JA

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

**19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk**

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