



### 3 bed lodge to buy in NE19

Otterburn Hall Estate, Otterburn,  
Northumberland, Northumberland, NE19  
1HE

**£110,000** Starting Bid

 x 3  x 2  x 2

Tenure  
**Leasehold**

Allocated parking

### Property features

- ✓ Detached Lodge
- ✓ Substantial Open-Plan
- ✓ Exceptional Standard Throughout
- ✓ Three Bedrooms & En-Suite
- ✓ EPC Rating C

## Key Information

- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Springs
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Intermittent

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\* ALL FURNISHINGS INCLUDED \*\*\*

A spacious and immaculately presented detached lodge. Occupying an enviable plot within the Otterburn Hall estate, with a lovely woodland back-drop. A superb holiday let opportunity or a personal getaway, the lodge is offered with no onward chain involved.

A few stairs lead to an elevated decked seating area, boasting a Westerly aspect - there is plenty space to sit back and relax or bathe in the hot tub.

Inside, the accommodation is light and airy due to a triple aspect and vaulted ceilings. A well appointed stylish kitchen and living room combine and offer a generous amount space. An inner hall provides ample storage and leads to the modern and spacious principal bathroom. The three well proportioned bedrooms, offer sleeping quarters for up to 6 people. The main bedroom has its own modern en-suite shower room.

Parking is no issue as there is plenty of private off-road access.

Otterburn, located within the heart of Northumberland's National Park, with miles of countryside and rolling hills, it's beautiful. There are amenities and convenience stores located nearby. Hexham, Newcastle and the Scottish borders are all within reach.

To obtain further information about this pristine lodge, please contact our local Pattinson branches.

Tenure: Leasehold

Length of Lease: 988

Price: Starting Bid £110,000

Property Type: Lodge

Parking: Allocated, Off Street

Construction materials: Timber frame

Roofing type: Slate 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: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Springs

Water meter: Yes

Sewerage: Cesspit

Air conditioning: Yes

Broadband: ADSL copper wire

Mobile signal coverage: Intermittent

## Entrance

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### Living, Dining Area and Kitchen

The living area is a comfortable space with an feature fire place. Laminate flooring, double glazed windows to the side elevations, wall mounted heaters, vaulted ceiling.

The kitchen area is fitted with a modern comprehensive range of wall and base units with complementing work surfaces and built-in appliances which include: fridge/freezer, washing machine, dishwasher, oven, hob and extractor hood.

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### Another Image



### Additional Dining Area Image



### Additional Living Room Image



### Additional Kitchen Image



## Additional Image



## Inner Hall

Storage cupboard and access into the principal bathroom and the three bedrooms. Laminate flooring.

## Principal Bathroom

A stylish modern suite, comprising: bath with shower over, low level WC, wall mounted wash hand basin, illuminating mirror, mains shaver point, tiling to walls and floor, storage cupboard.



## Main Bedroom

Situated to the rear with dual aspect windows to the side and rear, spot lighting, storage cupboard. Access into the en-suite shower room.



## Additional Main Bedroom Image



## En-Suite Shower Room

A modern three piece suite comprising: shower cubicle, low level WC and wash hand basin. The wall and floor coverings complement the suite nicely.



## Additional En-Suite Image



## Bedroom Two

Another double room situated to the rear also with a dual aspect.



## Bedroom Three

Another decent sized room large enough to house two sets of bunkbeds. Double glazed window to the side and loft access.



## Additional Bedroom Three



## Outside

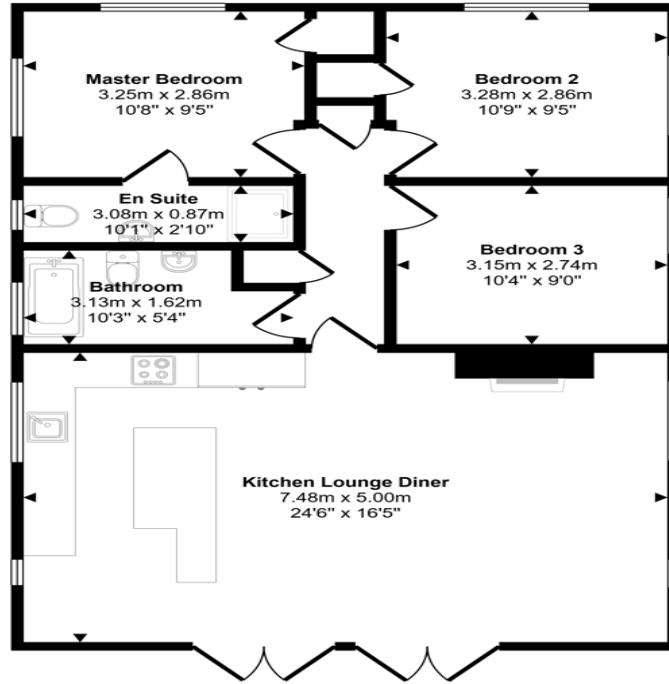
A decked area and a hot tub, located at the front of the lodge offers ample space to sit back and relax. The back-drop is lovely with trees and countryside.



## Additional Outside Image



Approx Gross Internal Area  
81 sq m / 875 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Otterburn Hall Estate, Otterburn, Northumberland, Northumberland, NE19 1HE

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

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