



Passionate people. Passionate places.

www.sandersonyoung.co.uk



The Snook
2 The Square, Powburn



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £155,000



The Snook, 2 The Square, Powburn Alnwick, Northumberland NE66 4HL

SITUATION AND DESCRIPTION

A charming and superbly presented stone built cottage, occupying a courtyard position of similar properties towards the centre of the village of Powburn. The property has been comprehensively refurbished by the current owners to offer well appointed accommodation which retains the character of the original cottage, whilst incorporating contemporary design features to meet the needs of modern living.

The property benefits from solid fuel central heating via a multi-fuel stove to radiators with electric underfloor heating to the kitchen and ground floor wet room. There is double glazing and internal design features including solid wood panelled doors, Southern yellow pine staircase with brushed steel finish and exposed stone walling.

The accommodation briefly comprises: well appointed kitchen breakfast room including a full range of integrated appliances, open plan lounge including exposed stone Inglenook fireplace with multi-fuel stove, ground floor wet room, open staircase giving access to the first floor where there are two generous bedrooms, the master of which has a large built-in wardrobe/storage area and a family bathroom/wc. Externally the property has an open plan courtyard with small seating area, and outbuildings for storage.

The village of Powburn is located on the A697 approximately 11 miles to the northwest of the market town of Alnwick. The village itself offers a good range of local amenities including public house, village hall, and garage with mini supermarket, antique shop and café, and enjoys an excellent location at the foot of the Cheviot Hills for those who wish to enjoy open countryside and outdoor pursuits. For a wider range of amenities and leisure facilities the market town of Alnwick has numerous shops, restaurants, theatre/cinema, leisure centre and schooling for all ages.

The property comprises:

A UPVC stable style door gives access to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

16'1 x 8'11 (4.90m x 2.72m)

Fitted with a range of contemporary beech-effect wall and base units with contrasting roll top work surfaces, one and a half bowl stainless steel FRANKE sink unit and drainer with mixer tap, integrated NEFF electric induction hob with coordinating stainless steel NEFF extractor hood, NEFF integrated electric oven and microwave, integrated dishwasher, fridge, freezer and wash/dryer. There is an electric 'kick' plinth heater for instant warmth and a tiled floor with underfloor heating, feature exposed stone walling, built-in storage cupboard, and double glazed windows to both front and rear elevations, as well as part glazed double access doors to the lounge.

LOUNGE

19'8 x 15'6 (5.99m x 4.72m)

A charming principal reception room which has as its main focal point a stone Inglenook style fireplace with multi-fuel stove set on a stone hearth. There is a beamed ceiling, wall light fittings, feature exposed stone walling, TV point, Southern yellow pine and brushed steel staircase giving access to the first floor and double glazed windows to both front and rear elevations.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111





SANDERSON YOUNG
estate agents &
property consultants

GROUND FLOOR WET ROOM

6'5 x 5'6 (1.96m x 1.68m)

Fitted out with wet walling and mains shower system within a curved internal wall. There is a wall mounted wash hand basin, close coupled wc, porcelain-tiled floor with underfloor heating, extractor fan and opaque double glazed window.

FIRST FLOOR LANDING

With Velux style window to the rear.

BATHROOM/WC

5'11 x 5'9 (1.80m x 1.75m)

(some restricted head height)

Comprising a white suite with panelled bath and integral cupboard space, electric shower and screen, wall mounted wash hand basin, close coupled wc with integral cupboard space, wet walling, wall light fittings, exposed beams to ceiling, radiator, extractor fan and glass block area from the landing giving natural light.

BEDROOM ONE

11'5 x 14'10 (3.48m x 4.52m)

(some restricted head height)

A lovely master bedroom which has a beamed ceiling. There are two built-in wardrobes providing extensive hanging and storage space, TV point, radiator, low level double glazed window to the front elevation and two Velux style windows to the rear.

BEDROOM TWO

13'11 x 9'2 (4.24m x 2.79m)

(some restricted head height)

A generous second bedroom which has low level double glazed window to the front elevation, two Velux style windows to the rear, feature exposed stone walling, TV point, telephone point, and radiator.

EXTERNALLY

There is an open plan courtyard area with rotary airer socket and suitable for some outdoor seating, potted plants and storage. There is a stone built outbuilding and wood store across the courtyard.

SERVICES

The property has mains electric, water and drainage services.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Tax Band B

ENERGY PERFORMANCE RATING

Grade: C

Details prepared: 30/5/14 Ref: HMA RAJ SY/V1



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



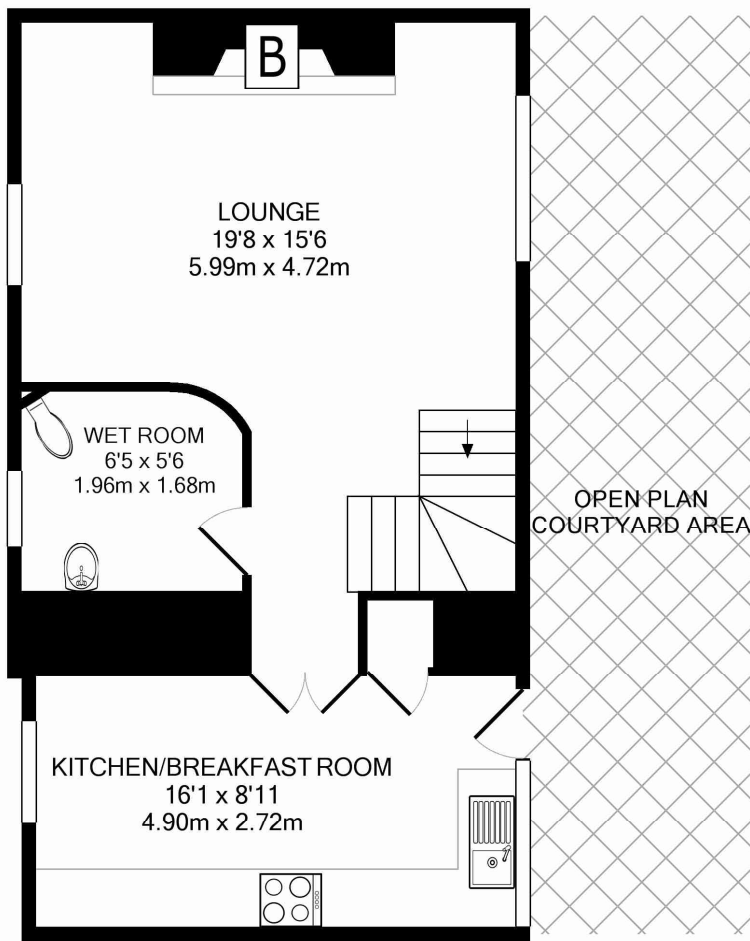
Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505

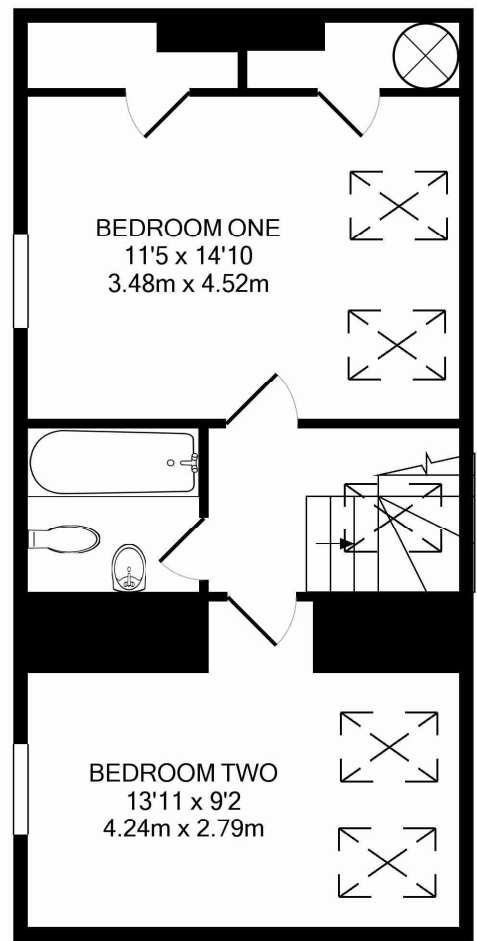


Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2014



SANDERSON YOUNG
estate agents &
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

Alnwick Office

31-33 Bondgate Within | Alnwick | Northumberland | NE66 1SX

t: 01665 600170

f: 01665 606984

S149 Printed by Ravensworth 01670 713330