



# Maple Cottage

High Angerton, Hartburn



SANDERSON  
YOUNG









## Maple Cottage

High Angerton, Hartburn, Morpeth,  
Northumberland, NE61 4ET

A STYLISH FOUR BEDROOM, STONE  
CONVERSION IN A BEAUTIFUL RURAL  
STEADING, WITH LANDSCAPED PRIVATE  
GARDENS, GATED DRIVEWAY AND A  
DETACHED SINGLE GARAGE

Maple Cottage is a deceptively spacious,  
four bedroom semi detached conversion,  
tucked away on this attractive former farm  
steading, with beautiful, landscaped  
gardens to three sides, a gated gravel  
driveway leading to a detached stone  
garage, with an attached bespoke timber  
log store/shed.

### Price Guide:

Guide Price £525,000

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The accommodation, set over two floors, has been beautifully finished throughout, with feature curved walls, stylish tiled floors & carpet, a wood burning stove, and a fabulous kitchen/dining room opening to the garden.

The property has been further improved by the current owner, with the addition of an electric AGA, a jacuzzi bath to the family bathroom, and had the bespoke log store/shed built to the side of the garage.

Entrance Vestibule | Reception hallway | Ground floor shower room/wc | Impressive sitting room with brick inglenook style fireplace and wood burning stove | Versatile study/bedroom four with built in storage | Magnificent kitchen/dining room with an extensive range of oak wall cabinets, with black granite worktops, a large central island, electric AGA and integrated appliances - there is excellent natural light from the four Velux windows to the high vaulted ceiling, additional windows, and glazed French doors to the garden.



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First floor landing with exposed beams | Master bedroom with built in wardrobe | Well appointed ensuite shower room/wc with Travertine tiling | Two further double bedrooms | Family bathroom with Jacuzzi bath with shower over, basin and wc and Travertine tiling.

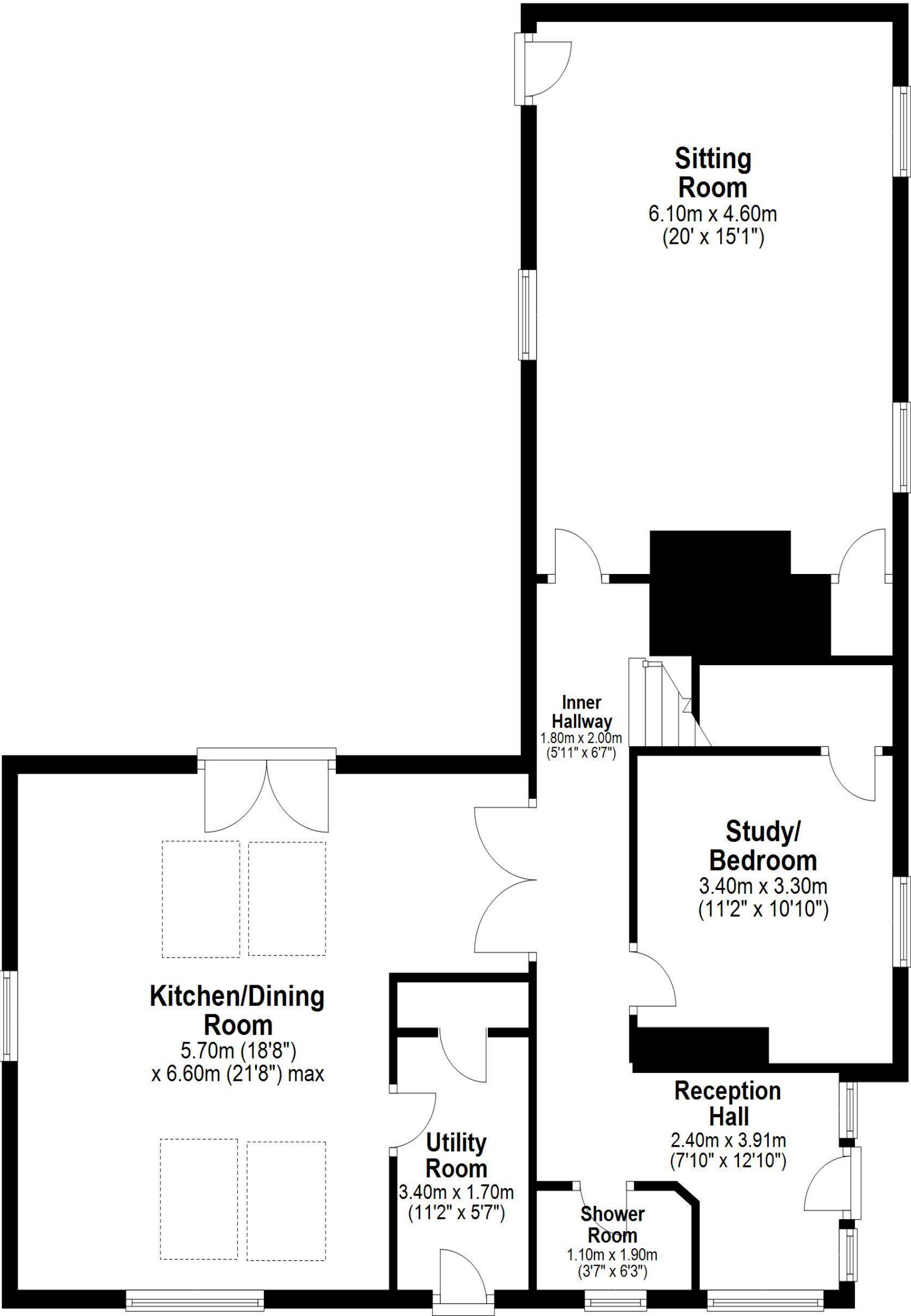
Externally, Maple Cottage is accessed via a long gravel driveway leading to a five bar gate and enclosed parking area - the stone built detached garage has an electric door and bespoke log store/shed attached to the side. The gardens are predominantly lawned with a stone terraced seating area, leading from the kitchen, and gravel pathways to the rear. The cottage enjoys a great deal of privacy, with mature trees and woodland beyond the timber fence to the boundary.

The rural setting of High Angerton is ideal for easy access to Belsay village, Ponteland, Newcastle International Airport, Morpeth and Newcastle city centre, where there are a range of local amenities, shops, cafes/restaurants, schools for all ages and leisure facilities. Approx. distances - Belsay 5.5 miles - Morpeth 8.6 miles - Ponteland 11 miles - Newcastle upon Tyne 19 miles - Corbridge 20 miles



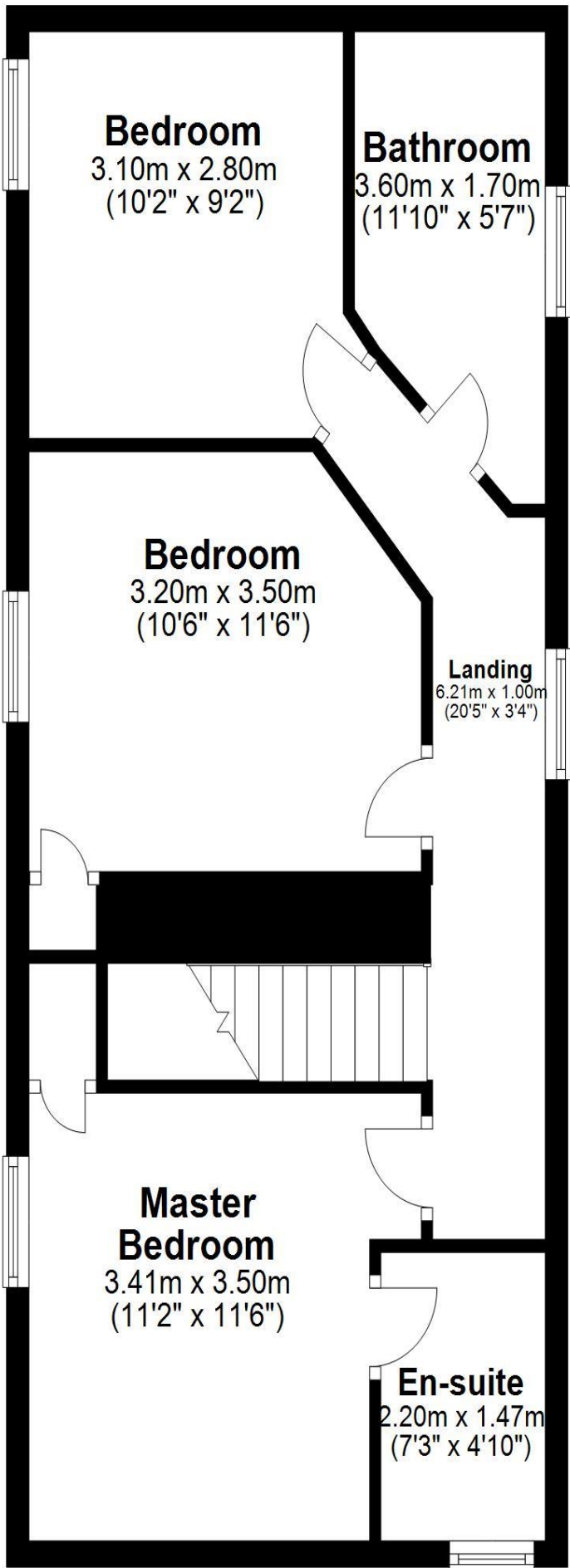
**Ground Floor**

Approx. 100.9 sq. metres (1085.6 sq. feet)



**First Floor**

Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 153.8 sq. metres (1655.7 sq. feet)  
**Maple Cottage, High Angerton, Northumberland**

Services: Mains Electric & Water |  
Klargester BE Bio Disc Sewage Treatment  
System | Oil Fired Central Heating |  
Tenure: Freehold | Council Tax: Band E |  
EPC: C



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