



# 8 Broomhouse Steading

Chatton



## 8 Broomhouse Steading , Chatton, Alnwick, Northumberland, NE66 5ND

**A charming one bedroom, traditional conversion in an attractive rural farm steading, less than a mile from Chatton village - the sympathetic conversion of the former tack room and stables, benefits from a private south facing wild flower garden, allocated car port & parking space, and shared secure store. An ideal main or second/holiday home ideally located between the Cheviots and stunning Northumberland coastline - NO UPWARD CHAIN**

8 Broomhouse Steading is a lovely, traditional stone conversion, one of eight individual dwellings on the former steading - the cottage, converted in 2021/22, has retained many traditional features including; full height vaulted and beamed ceilings giving the property a feeling of space and light, attractive exposed stonework, oak flooring with under floor heating and oak internal doors. The development is set in an attractive 1.6 acre site, and enjoys far reaching views to the south and the communal gardens have views towards Cheviot and the Till Valley.

Accommodation - Superb open plan living/dining room with beamed ceiling and electric operated Velux windows | The well appointed kitchen, located off the living room, is fitted with a range of sage cabinets with oak worktops and integrated appliances - oven, hob & extractor, fridge/freezer, dishwasher and washing machine | Hallway with airing cupboard | Generous double bedroom | Bathroom with bath, separate shower, WC and wash hand basin.





**Externally** - the cottage has a lovely south facing wild flower garden, with a traditional stone wall, paved patio, mature planting and fruit trees | The Steading properties are set in excellent shared grounds, with shared landscaped gardens with wildflowers, mature trees, and bench seating areas to take in the fabulous rural views | Allocated car port to the rear of the property & parking space in front | Ample visitor parking | Secure garden/bike store shared with three other properties.

The residents within the development (8 properties) form a Management Company - Broomhouse Management Limited. It is responsible for the communal areas of the 1.6 acre Steading. It sees to the emptying and servicing of the water treatment plant, grass cutting and other site maintenance. The residents contribute £60 per month to cover these costs (£720 annually).

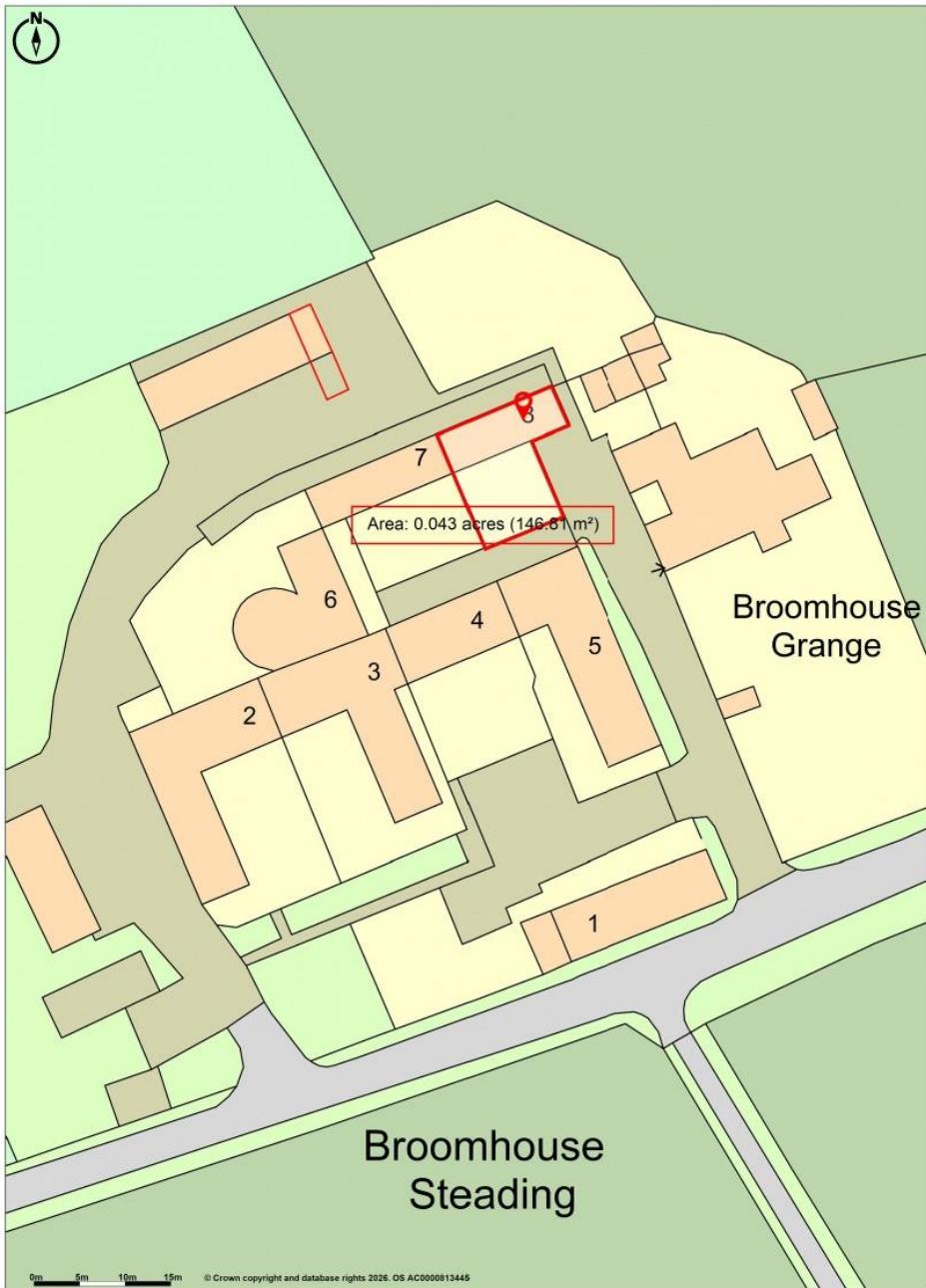
Chatton village offers local amenities including a local village shop and post office, the 'Percy Arms Inn' country pub serving delicious food and real ales. The town of Wooler is just 5 miles away, with a wider selection of shops & supermarkets, pubs and restaurants, and leisure facilities, as well as the 'Ad Gefrin' Distillery and restaurant. The Northumberland Coastline and Bamburgh is just a short drive away. For convenience, the property is currently served by a choice of home deliveries including Tesco, Morrisons, and Sainsbury's.

Within easy reach are a number of historical sites including the famous 'most haunted' Chillingham Castle, Alnwick Castle of Harry Potter fame, and the castles of Bamburgh with its award winning golden sandy beaches, Dunstanburgh, Holy Island, the light railway at Ford and Etal, the internationally acclaimed Alnwick Gardens, as well as National Trust's famous Cragside House at Rothbury. **Approx. distances** - Chatton 0.8 miles - Wooler 4.6 miles - Alnwick 16 miles - Berwick 20 miles

Services: Mains Electric & Water | Electric Underfloor Heating | Communal Water Treatment Plant | Tenure: Freehold | Council Tax: Band B | EPC: C

Guide Price £235,000







8 BROOMHOUSE STEADING, NE66 5ND

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 603 SQ FT / 56 SQ M

All measurements and fixtures including doors and windows are  
approximate and should be independently verified.





# SANDERSON YOUNG

Alnwick Office  
35 Bondgate Without | Alnwick  
Northumberland | NE66 4PR  
[alnwick@sandersonyoung.co.uk](mailto:alnwick@sandersonyoung.co.uk)  
01665 600 170