



# Tailor's Cottage

21 The Village, Eglingham



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**Tailor's Cottage**  
21 The Village, Eglington, Alnwick,  
Northumberland, NE66 2TX

**A beautifully presented and extended, detached stone cottage in the much sought after Conservation village of Eglington, set in an approx. 0.3 acre mature garden, with south facing views to the open countryside and the historic Church of St Maurice, gated driveway and detached garage.**

Tailor's Cottage is a lovely traditional, three/four bedroom stone cottage offering versatile accommodation over one level - the cottage has been extended and refurbished by the current owner since buying in 2010, creating a fabulous & cosy home with much character retained.

The original cottage has been substantially extended with a stunning bedroom extension to the west elevation and a new stone porch constructed to the entrance.

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**Price Guide:**

Offers Over £595,000

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Further improvements and refurbishments include; a full electrical rewire (Pickards), roof works and installation of cast iron guttering (Hillerbys), new oil tank, new energy efficient 'Sapphire' boiler with smart valves and hot water cylinder (Heatbase 2022), new Solar panels and battery (CSJ Electricals 2022), Eon EV charging point fitted in 2022, and replacement wood burning stove fitted living room (2022).

Cosmetic changes include; Brazilian slate tiles to the porch, hallway and bathroom, family bathroom refurbished with new suite. Under floor heating to the bathroom and hallway. 'Cavendish' fitted wardrobes to bedroom three/office, Blinds fitted to the Conservatory and bathroom, floors sanded in the living room, new carpets and Karndean flooring, and patio doors (Kitsons) added to the kitchen/breakfast room.

Accommodation - Stone entrance porch with Brazilian slate tiles | Hallway | Generous sitting room with a cast iron wood burning stove and wood floor | Superb Conservatory with south facing aspect over the garden | Family kitchen/breakfast room with a range of cabinets and integrated appliances. French doors opening to the garden to access the recently constructed raised patio and seating area | Back porch and Boot room housing the boiler | Fabulous master bedroom extension with a great feeling of space & light, with an oak beamed vaulted ceiling, wood burning stove, and French doors to the paved patio | Ensuite shower with electric shower, pedestal wash hand basin and WC | Two further double bedrooms | Versatile 4th bedroom/office currently used as a dressing room to the master bedroom, with 'Cavendish' fitted wardrobes | Well appointed family bathroom with panelled bath, separate shower, WC, heated towel rail and pedestal wash hand basin. There is the potential for the en suite bedroom & dressing room to be utilised as a self-contained annexe.



Gillian Greaves  
01665 600 170  
gillian.greaves@sandersonyoung.co.uk

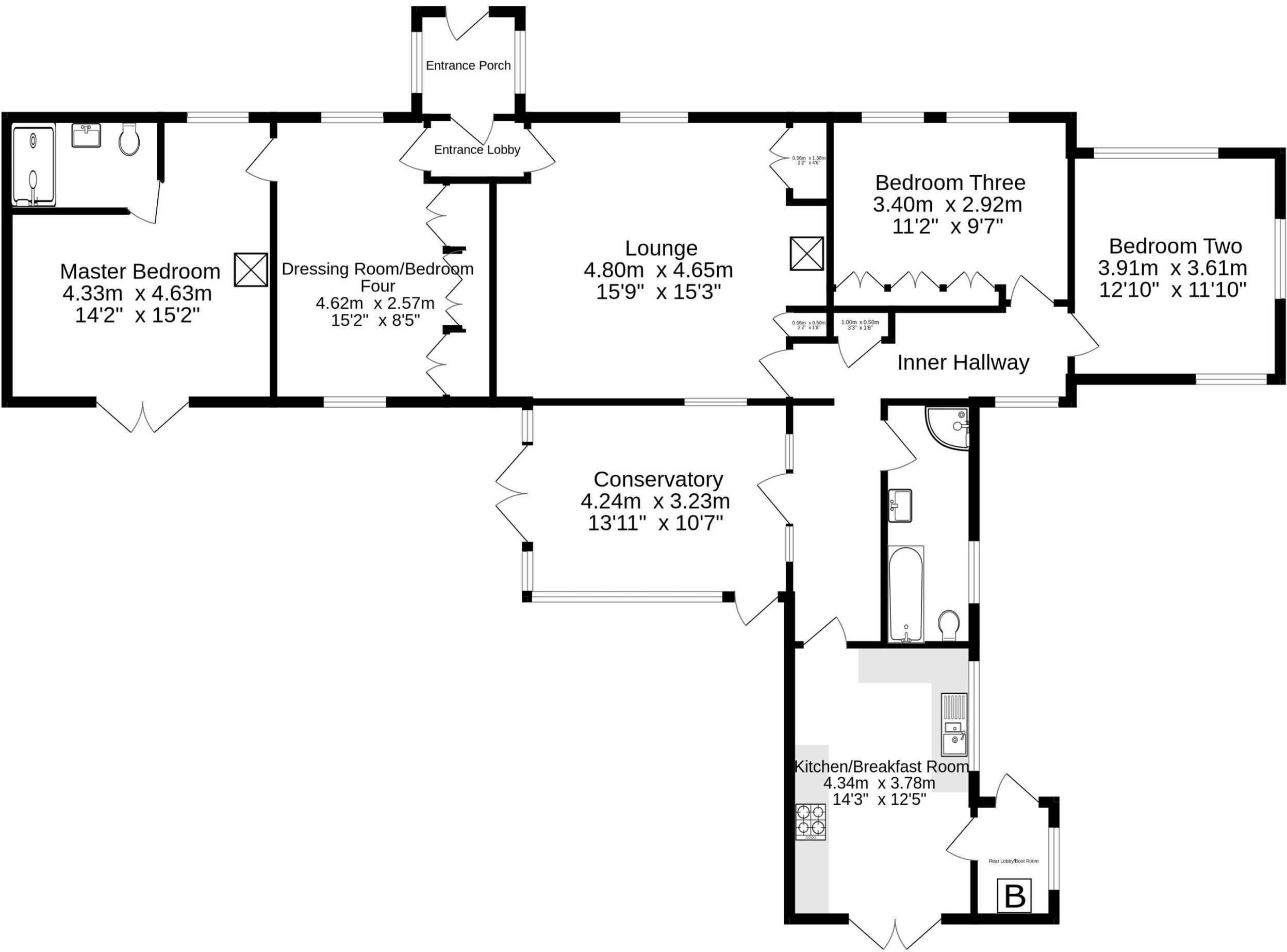








Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Externally – Tailor’s Cottage has a lovely position in the village, with fabulous south facing views to the rear over the moorland and open fields, and to the Church and church yard of the Church of St Maurice. The substantial landscaped garden with pond, includes vegetable garden with raised beds and fruit bushes. Gated gravel driveway and detached garage with an external power point. There is an EV charging point, a Greenhouse to the southern wall of the garage, attractive paved patio areas off the Conservatory with an external power point and rear door and raised terrace constructed off the kitchen patio doors.

The picturesque village of Eglington is located just over 7 miles north west of the market town of Alnwick, and approx. 10 miles from Wooler & the Cheviot hills, with magnificent walks on your door step, easy access to the A697 leading to the surrounding villages, and excellent road links to Rothbury and south to Morpeth and Newcastle. The Northumberland Heritage coastline is just a short distance away, with its sandy beaches and historic Castles.

Eglington lies in the sheltered valley of the Eglington Burn, surrounded by open countryside, with local amenities of 'The 19th Century Tankerville Arms' pub/restaurant, Eglington Village Hall, a historic Church, Tennis Club and Cricket Club.

Approximate distances - Alnwick 7.6 miles - Wooler 10 miles - Morpeth 27 miles - Newcastle upon Tyne 42 miles

Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band E | EPC: D







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