



# East Cuttles

Tughall Steads



SANDERSON  
YOUNG









East Cuttles  
Tughall Steads, Chathill,  
Northumberland, NE67 5ER

**East Cuttles is a charming, two bedroom stone conversion, in the attractive Tughall Steads farm steading, approx. 2 miles inland from Beadnell, and the stunning Northumberland's Heritage Coastline - courtyard parking for two cars, an attractive enclosed rear garden and raised seating area, and additional large garden over the lane with elevated views from the platform to the sea - No upward chain**

The traditional stone conversion, used as a private second home for 18 years, has been further improved in recent years with a contemporary newly fitted kitchen & appliances in 2023, a 'Jotul' wood burning stove added to the sitting room, an ensuite wc created in the master bedroom, a refurbished family bathroom, a bedroom hallway created with a door to the garden, and new arched uPVC window added in the sitting room.

**Price Guide:**  
Guide Price £345,000

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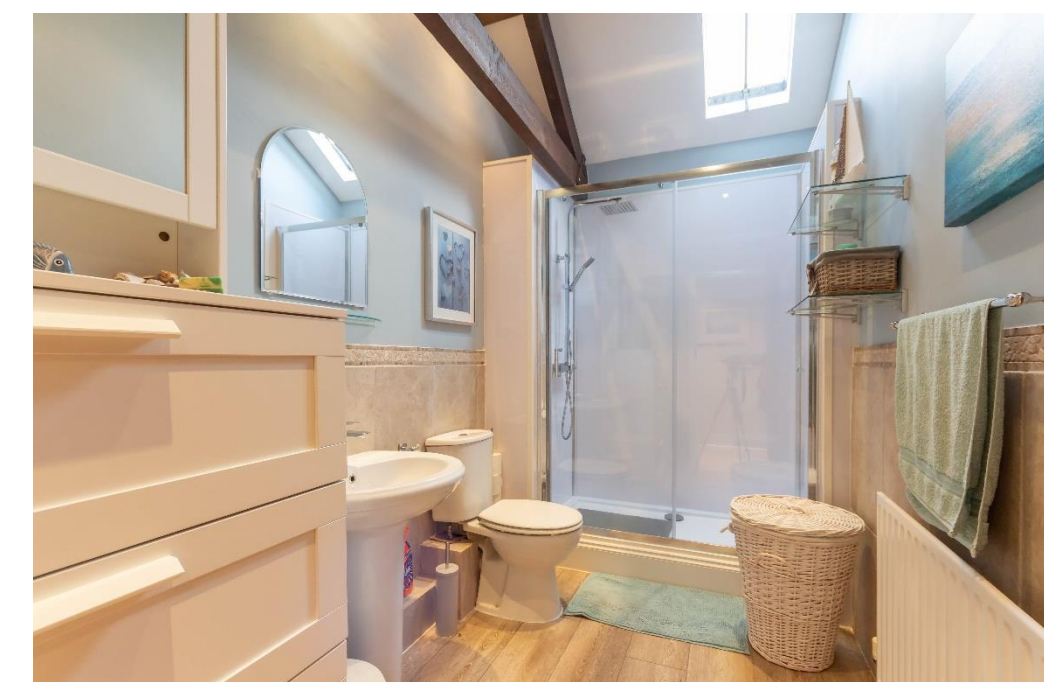




Accommodation - Entrance into the kitchen/breakfast room with a range of grey hi-gloss cabinets and integrated appliances including 'Cook & Lewis' induction hob & extractor hood, 'Smeg' oven, dishwasher, Fridge/Freezer and washing machine | Superb sitting room with full height vaulted and beamed ceiling, inglenook style fireplace with a brick inset and a cast iron wood burning stove, and oak flooring | Bedroom hallway with feature beams to the ceiling and door giving access to the rear garden | Master bedroom with a door to the garden & ensuite wc | Second double bedroom with vaulted beamed ceiling and exposed stone work | Shower room with double length shower with rainfall head, basin and wc.



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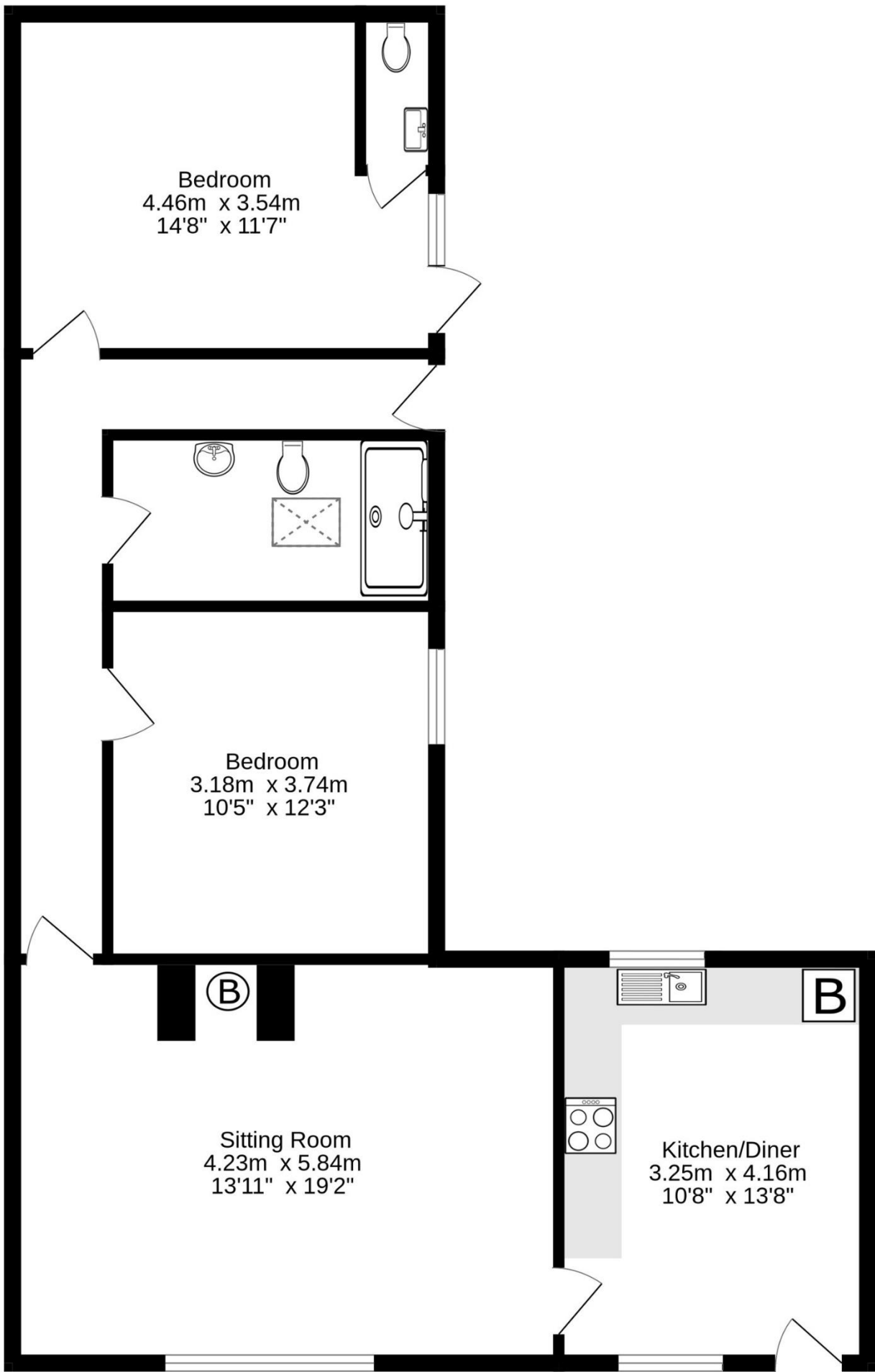








Ground Floor  
82.0 sq.m. (882 sq.ft.) approx.



TOTAL FLOOR AREA : 82.0 sq.m. (882 sq.ft.) approx.

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 - The cottage has a block paved parking area to the front, for two cars, with mature planted shrubs to the approach. To the rear there is an enclosed lawned garden, with a raised seating area, lawns, an oil tank and a timber fence to the boundary.

There is a gate opening to the rear lane, where there is further access to a large enclosed private lawned garden with mature trees, a timber decked viewing platform with elevated views to the sea and surrounding countryside.

Please note; The majority of the contents are included in the price.

Services: Mains Electric & Water | Oil Central Heating | Shared Septic Tank | Council Tax: D | EPC: D



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