

SIGNATURE

NORTH EAST

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📍 , Newcastle Upon Tyne NE19 1HA

Offers Over £595,000

Newcastle Upon Tyne NE19 1HA

Signature North East welcomes you to this charming detached bungalow in the picturesque village of Otterburn, Newcastle Upon Tyne. Otterburn, a quaint village in Northumberland, is renowned for its scenic beauty and picturesque countryside, making it an ideal destination for outdoor enthusiasts who enjoy hiking, birdwatching, and exploring nature. The village offers a welcoming atmosphere, blending historical intrigue with natural allure, and provides a peaceful rural lifestyle. The perfect setting for your forever room.

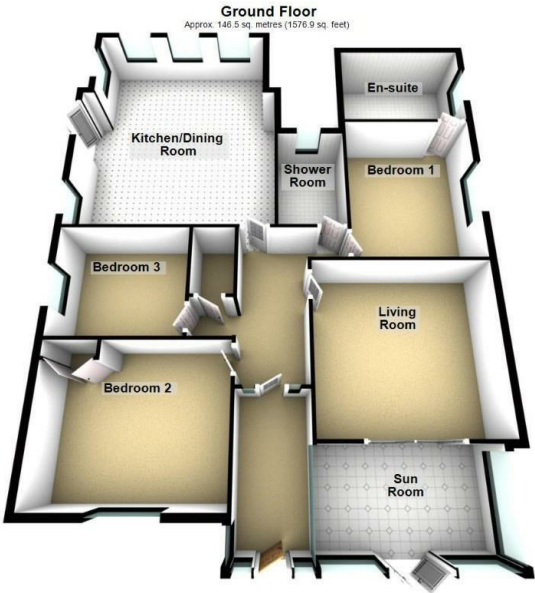
Currently operating as a successful holiday let, this property is an excellent investment opportunity as well as residential property. With an impressive annual turnover of £50k, it serves as the main feeder venue for the renowned Le Petit Chateau and Woodhill Hall. Sunnyside enjoys consistent bookings throughout the year, with one-night stays commanding rates between £545 and £675. The property caters to a range of guests, from local wedding parties booking short 1-3 night stays at premium rates, to those seeking longer 7-14 night retreats in the idyllic Northumberland countryside.

Upon entering, you are greeted by the central hallway leading to a large living room, offering ample space for your desired furnishings. The room is brightened by a large window and features an eye-catching exposed brick fireplace. The living room flows seamlessly into a gorgeous sunroom, perfect for relaxation, with elegant French doors leading to the exterior.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 146.5 sq. metres (1576.9 sq. feet)
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
15'1" x 14'6"
- Kitchen / Dining Room
20'11" x 18'6"
- Sun Room
14'9" x 8'1"
- Bedroom One
13'11" x 11'6"
- En Suite
11'6" x 8'1"
- Bedroom Two
15'1" x 12'7"
- Bedroom Three
11'2" x 9'0"
- Shower Room
9'6" x 6'0"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





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