

# Beechcroft, Swarland, Northumberland.

Offers Over £650,000



## Full Description

Beautifully furnished and finished to an incredibly high standard. We are delighted to welcome to the market this fabulous 4 bedroom 3 bathroom extended detached property located in the Northumberland village of Swarland. This family home benefits from a significant amount of block-paved driveway parking for at least 5 cars leading to a single garage, uPVC double glazed windows, wonderful wrap-around gardens, oil central heating, and all the other usual mains connections. This family home, offering superbly light and bright country living, is situated on a prestigious cul-de-sac and located in a secluded spot: this property is one of the most desirable in the area.

Swarland is an idyllic village which boasts its own Primary School, 'Nelsons' coffee shop, children's play area, tennis courts, a village golf course and club house, equestrian facilities, a village hall and stunning views of the coast and countryside and walks into the countryside minutes from your front door. A two-minute drive from the A1, this village is perfectly located for easy access north into Scotland and south to Newcastle and beyond.

This stunning property benefits from a newly refurbished entrance porch which is a huge asset. Light and bright courtesy of the uPVC windows all

around and with a practically tiled floor and space as you enter the property. A quality oak door opens into the internal hallway which showcases a beautiful, tiled floor. Stairs ascend to the first floor and various oak doors lead off.

The formal lounge, with a shaped ceiling and a glorious herringbone-tiled floor, features a significant number of windows which not only allow a wealth of natural light to illuminate this welcoming and inviting space but facilitate stunning garden views to enter effortlessly. The double-sided wood burner, set on a slate hearth with brick surround and oak mantle, forms an exquisite focal point and invites you to relax in front of it during the cooler months whilst watching the television, which has been incorporated into a stunning media wall above. The other side of the wood burner faces the garden room, which opens out into a gloriously light and bright space with 2 Velux windows adding further light. Large aluminium sliding doors lead into the garden and create a seamless transition between outdoor and indoor living. Antique style radiators ensure added comfort making this the perfect place in which to entertain family and friends during both winter and summer.

The well-equipped kitchen-dining-family space is ideally placed to take full advantage of the views of the garden. The kitchen offers a good number of wall and base units with a light-coloured country shaker-style door with a pewter-look handle complemented by a Silestone work surface with matching upstand and wood-effect tiled flooring. There is a fully integrated full-height fridge and a fully integrated full-height freezer, a wine cooler, a spice pullout, a wall-mounted television, space for a 6-burner range cooker beneath a large Rangemaster-style extractor fan, a fully integrated full-sized dishwasher, and a bowl and a half stainless steel sink and a drainer cut into the worktop, with a lever tap matching the handles of the units. The centre island, with granite surface, has been designed to incorporate a table offering plenty of space to sit and dine in addition to presenting further storage. The kitchen flows freely into the lounge area which then extends into the dining space with double doors leading onto the patio, which adopts a garden room feel; an ideal space for appreciating the garden views whilst entertaining.

A composite door opens to the rear garden onto a patio area adjacent to the kitchen and a further door leads into a utility space, with wood panelling, matching floor tiles to those in the kitchen, and ceiling spotlights. This valuable space provides a superb number of wall and base units, plumbing and space for a washing machine, space for tumble dryer, and the oil boiler is housed here for ease of access.

The ground floor shower room is of benefit as it negates the need to continually frequent the upstairs facilities. The suite comprises a concealed-cistern toilet with a push button behind, a vanity unit with a sink on top, a slimline shower tray with a waterfall shower head, a separate shower head and an illuminated niche within. The space has been finished with wood-look tiles which creates a crisp and fresh feel.

The utility space also provides access to the single garage which incorporates a door leading to the rear garden. There is plenty of space in the garage for further appliances.



The first-floor landing has a pleasant aspect back down to the front door. uPVC windows ensure the space is beautifully light and bright opening out to four bedrooms, the family bathroom and a useful storage cupboard. The internal oak doors are impressive and create a glorious look when combined with the 'Farrow and Ball' type colours which have been used throughout. All the bedrooms have been furnished with new carpets which adds to the superior level of comfort offered by each peaceful and restful room.

The primary suite is a superb and relaxing double room with an ensuite, a walk-in storage cupboard and plenty of built-in wardrobes and drawer storage. Two windows allow a tremendous amount of natural light: one overlooking the garden and one, a dormer, taking advantage of views to the front. Further lighting is by way of ceiling spotlights set within the shaped ceiling. The neutral decoration allows the easy addition of accent colour should you so wish. The ensuite oozes a boutique hotel spa atmosphere. With a wet room floor and fully tiled walls, the suite comprises a walk-behind glass shower screen with a waterfall shower head and a separate shower head within, a bank of matt grey built-in units with a sink on top, and a concealed cistern Roca toilet with a push button. The soft illuminated mirror and lit niche adds a further touch of elegance, along with the brushed nickel accessories and heated towel rails ensure added comfort, and the externally located shower controls are of benefit. Natural light enters via a window with further lighting by way of spotlights.

Bedroom 2 is a large double room overlooking the garden and 'The Avenue' beyond which is a pleasant green and leafy outlook. A full bank of built-in wardrobes and ceiling spotlights add to the sense of another tastefully and neutrally decorated room.

Bedroom 3, with loft hatch access, is a further light and bright double room capturing glorious views across Swarland and to the coast in the distance. This restful space features built-in wardrobes.

Bedroom 4 is a spacious double room taking advantage of the leafy vista towards 'The Avenue'. A calm and peaceful room in which to relax.

The family bathroom has been fully renewed with quality fixtures and fittings and the blue-grey combination of tiling creates a stylish look. The suite comprises a wide white bath with brushed nickel accessories including shower controls, a waterfall shower head and a separate wall shower head behind a glass shower screen, a useful hand-held shower for rinsing hair whilst in the bath, a wand touch LED mirror, a blue-grey matt vanity unit with a sink on top, and a concealed cistern Roca toilet with a push button behind. An anthracite-coloured heated towel rail ensures an ambient temperature can be easily maintained. Natural light illuminates the tiling beautifully with ceiling spotlights adding to the brightness.

This property features the most glorious and secluded outside space. There is a superior fully insulated garden shed with power, Wi-Fi and electric low-energy radiators which makes a super additional entertaining space as well as being able to enjoy the sunshine whilst sitting on a variety of decked and patio areas strategically well-placed around the garden. There are plenty of mature shrubs and the good height of hedge affords a great deal of privacy. This is the perfect place to relax and unwind after the

hustle and bustle of the day or to enjoy the alfresco dining experience with family and friends.

**Important Note:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- A stunning home
- Ensuite
- Utility
- Amazing kitchen dining family room
- Plenty of parking
- Garage
- Fabulous garden
- Garden room/Gym
- Wonderful village location

## Contact Us

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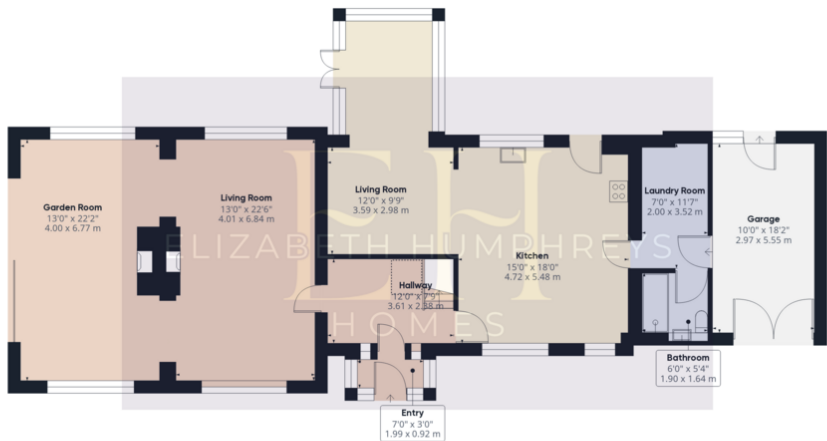
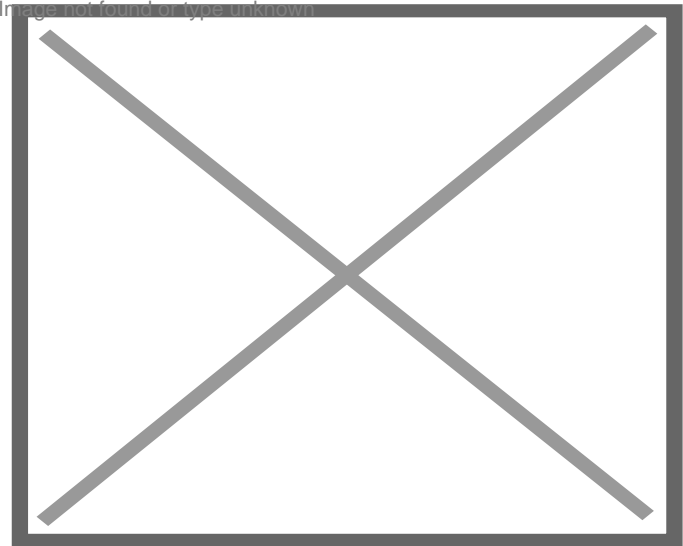








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Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>®</sup>

2442.12 ft<sup>2</sup>  
226.88 m<sup>2</sup>

Reduced headroom

40.15 ft<sup>2</sup>  
3.73 m<sup>2</sup>

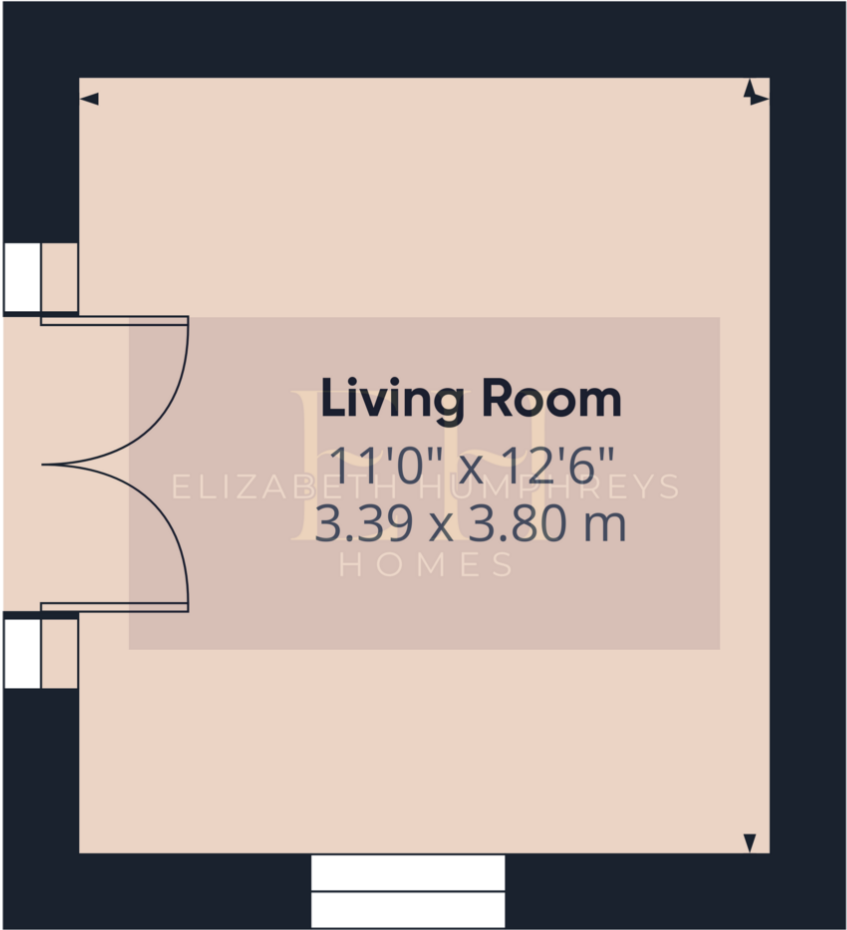
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
141.11 ft<sup>2</sup>  
13.11 m<sup>2</sup>

(1) Excluding balconies and terraces

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