

Blue Bell Farmhouse, Blue bell Farm, West Street, Belford, Northumberland

Offers Over £450,000



Full Description

Properties such as this one are rare to the market and will appeal to those looking to easily commute north or south but who would prefer to be enclosed within their own tranquil grounds. Elizabeth Humphreys Homes are proud to welcome to the market this unique 5 bedroomed property located in the lovely Northumberland village of Belford. In need of modernisation throughout, this exciting home presents the ideal opportunity to create your own dream home within extensive and idyllic surrounding gardens.

The north Northumberland village of Belford is just a short distance from Northumberland's Heritage coastline. The ancient market town of Belford was for many years a coaching stop on the main London to Edinburgh road. Located midway between the coast and the beautiful Northumberland National Park, and midway between Alnwick and Berwick Upon Tweed the town offers a Primary school, doctors, dentist, supermarket, public houses and restaurants, a number of independent shops, a community gym and a bus service runs between Berwick and Newcastle on Tyne.

This gorgeous home is accessed via a private road leading to a pair of

gates which allow access to a substantial gravel driveway sweeping to a double garage to the right and straight ahead to the beautiful brick-built double fronted farmhouse surrounded by mature shrubs, greenery and attractive planting. An archway above the front door is a useful asset providing shelter when looking for keys in inclement weather or for your guests as they arrive. The front door opens into a porch which offers shoe storage or hanging space for coats. From here a door leads into the spacious and airy main entrance hallway with various doors leading off and stairs ascending to the first floor.

The kitchen-diner is expansive and offers a good number of wall and base units, a single bowl stainless steel sink, an electric oven with a gas hob above and space for further free-standing appliances. There is a breakfast bar which offers alternative seating before the room opens out into a large dining area which is beautifully light and bright courtesy of a large window overlooking the front of the property and a further window taking advantage of views to the side. The utility room, with a window to the side, leads from the kitchen and offers space for further appliances and additional workable bench space. A door opens to a covered outside area which is a superb multi use space.

The ground floor shower room comprises a cubicle with a shower within, a toilet with a push button and a hand wash basin. The space has been finished with white floor tiles and half height white wall tiles with wallpaper above and a window allows for natural light. This is a superb asset as it negates the need to continually frequent the upstairs facilities.

To the right of the hallway, a suite of rooms have been designed to offer the ultimate of leisure experiences. There is a shower room, a dressing space which then leads to a generously proportioned sauna: an ideal way in which to relax and unwind after the hustle and bustle of the day, from completing a workout or from returning from a walk around this area of outstanding natural beauty. A door leads from the hallway to the garden where you can then enjoy soaking up the sunshine during those warm summer months.

The lounge-diner is a gloriously open plan and spacious room with patio doors leading to a paved area ideal for al fresco dining. The lounge, with two windows taking advantage of views to the side of the property, is a cosy yet open space in which to spend time with family and friends. There is a centrally placed multi-fuel burner within a fireplace with a brick surround forming an attractive focal point. The dining area then leads to a glorious garden room with floor to ceiling windows allowing a wealth of natural light to circulate in addition to facilitating the garden views to flow seamlessly from outside to inside.

Taking the stairs to the first floor, the large landing, illuminated by natural light entering via an impressive window, opens out to five bedrooms and the family bathroom. There is useful storage available.

The primary bedroom is a spacious super king-sized room benefiting from en-suite facilities. With a view to the front of the property, this room offers plenty of space for additional bedroom furniture as well as featuring a dressing area with a window to the side. The en-suite comprises a corner shower, a chrome radiator, a close coupled toilet with a push button

behind, a pedestal hand wash basin and a mirrored unit above. Natural light enters via a window to the side.

Bedroom 2 is a generously proportioned king-sized room with a large window overlooking the garden. This light and bright room offers useful built in storage.

Bedroom 3 is a large double room boasting a green and leafy vista to the front: another light, bright and restful room.

Bedroom 4 is a spacious double with built in wardrobes. A window to the side captures pleasant views.

Bedroom 5 is a single room with a window overlooking the side of the property. This room would be ideal as a home office as the view is a pleasant and has a very private feel.

The family bathroom comprises a close coupled toilet with a push button, a white bath and a hand wash basin. The space has been finished with neutral white tiling.

Accessed via the side of the property and from the glorious garden room, the outside area enveloping this home is wonderful, the mature planting and shrubs forming a lovely backdrop which can be enjoyed from many of the principal living spaces. This private garden offers various sitting areas where you can enjoy entertaining family and friends, vegetable patches where you can experiment growing your own produce, and various lawned spaces for children or family pets to enjoy: an absolute hidden gem!

Council tax Band: E
EPC: D
Tenure: Freehold

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

- Stunning private gardens
- Fabulous spacious rooms
- Parking for multiple cars
- Double garage
- Five bedrooms
- Sauna
- Village location
- Ready to put your own stamp on
- Garden room

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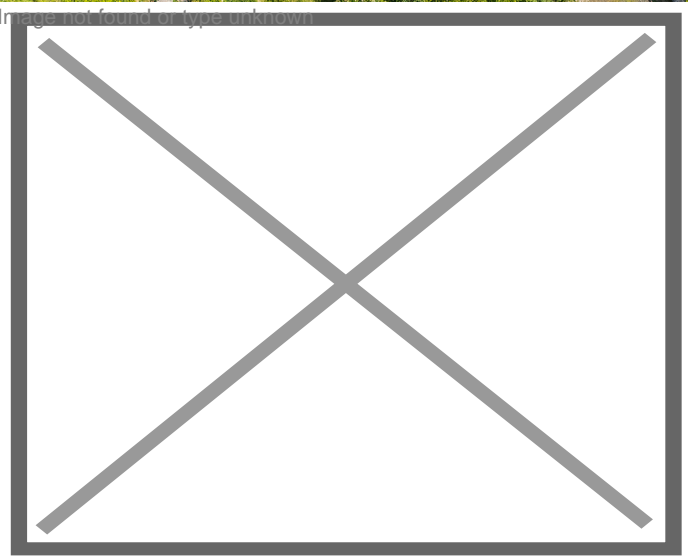






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		75
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor Building 1



Approximate total area⁽¹⁾
1522 ft²
141.4 m²

Reduced headroom
33 ft²
3.1 m²

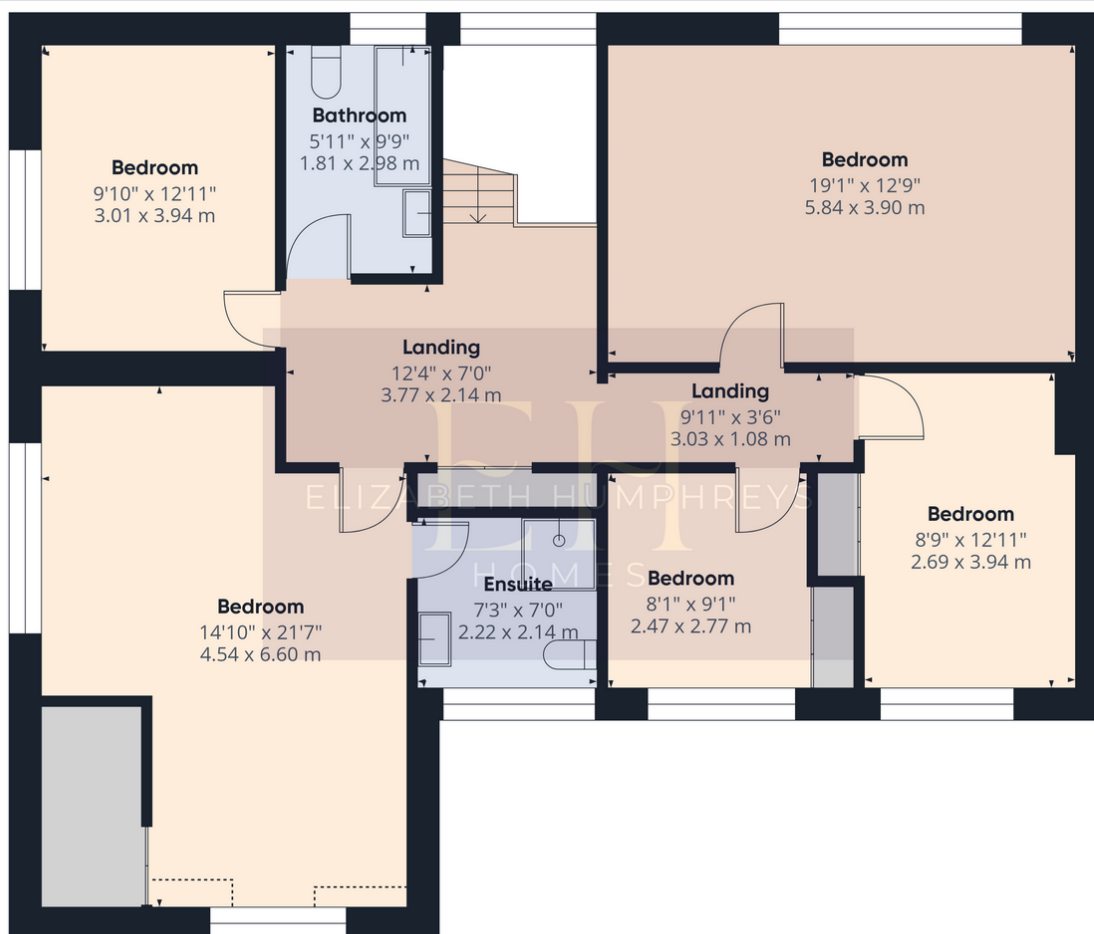
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1 Building 1



Approximate total area⁽¹⁾
1135 ft²
105.3 m²

Reduced headroom
6 ft²
0.6 m²

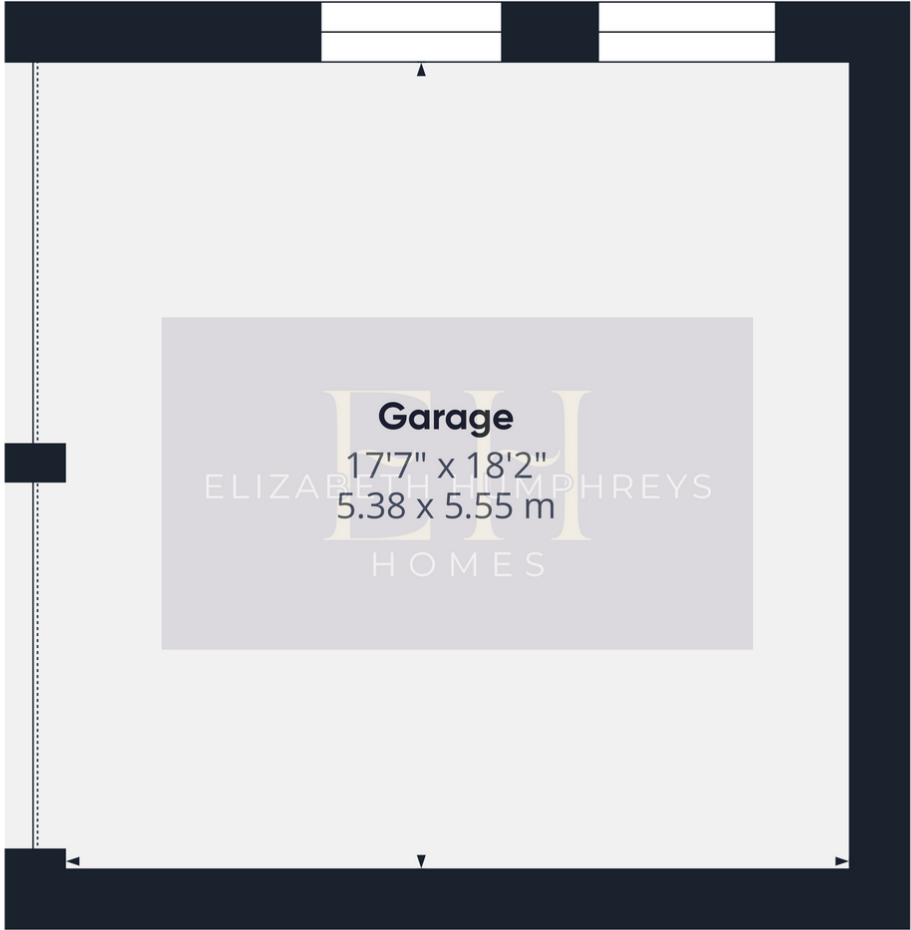
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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Ground Floor Building 2



Approximate total area[®]
324 ft²
30.1 m²

(1) Excluding balconies and terraces

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