

Cheviot Meadows, Acklington, Morpeth

OIRO £700,000



Full Description

Perfectly placed to enjoy country life as well as benefiting from close proximity to the stunning coastline, this impeccably presented home offers light and bright designer living at its best. Elizabeth Humphreys Homes are delighted to welcome to the market this stunning 5 bedroomed property located in the Northumberland village of Acklington. This beautiful home, benefitting from a corner plot, features ground floor underfloor heating, quality internal oak doors throughout, super-fast fibre connection for the busy family or homeworkers, attractive front and rear gardens, a double garage, uPVC windows and a composite front door, good broadband connection, gas central heating and all the other usual mains connections.

Acklington is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge Bay Country Park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It's the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park's lake. A short drive away is the vibrant harbour town of Amble, where you will find plenty of shops, pubs, restaurants and other amenities.

The stylish front door with glass panels to either side opens into a

spacious entrance hallway. You are impressed by the quality of finish from the moment of entry onwards as opulence and luxury permeate each room, the large flagstone tiling furnishing the entrance hall, and most of the ground floor, being the first example of this. A lavish oak staircase, with intricately designed spindles, ascends to the first and second floors and various doors lead off.

Bathed in natural light courtesy of three windows which illuminate the engineered oak flooring beautifully, the lounge is a delightful room in which to relax with family and friends. Entered via double doors from the hallway, this striking room features a glorious wood burner set upon a brick hearth with a stone mantle above which creates an exquisite focal point and entices you to sit before it during the cooler months. A set of bi-fold doors capture views of the rear garden and facilitate a free flow of movement between indoor and outdoor living: truly stunning and ideal for when entertaining or hosting parties.

The kitchen-dining-living space appeals to modern living and is wonderfully spacious and airy. The Symphony kitchen has been perfectly designed to allow easy movement throughout and incorporates a wonderful central island adding appeal and charm. There are plenty of wall and base units the colours of which have been carefully chosen to create a stunning look: soft grey offset by a Victorian-style deep blue which work in harmony with the quartz work surface, splashback and matching upstand. In terms of fitted equipment with is a Stoves range cooker with a five-place induction hob on top set beneath an extractor fan, a dishwasher and a Belfast sink dropped into the quartz work surface with a drainer cut in at the side. There is space for an American-style fridge freezer with opening larders to either side, as well as a set of pull-out drawers and carousel cupboards, all of which maximise the use of space seamlessly. Two windows and a set of bi-fold doors allow a tremendous amount of natural light, and the garden views can be enjoyed as you sit and dine at the 10–12-seater table. The central island offers further storage, including a wine cooler, and incorporates a breakfast bar with additional seating if you so require.

Two rooms lead from the kitchen. The first is a superb multi-use room that is currently utilised as a storage room but which could be used as an office or a playroom if you so wished. A window allows for natural light. The second room is the utility. With units and work surface matching those of the kitchen, this space offers a built-in washing machine, a single bowl stainless steel Belfast style sink dropped into the work surface with a drainer cut in at the side, and space for a tumble dryer. The double garage, with electric up and over door, is accessed from the utility room. The electrical consumer and boiler are housed here for ease of access.

Taking the grand staircase to the first floor, the U-shaped landing provides convenient access to four bedrooms, three bathrooms and a beneficial storage cupboard. The central staircase, with Velux windows to either side, continues to the second-floor suite of rooms. All the bedrooms are carpeted ensuring comfort as you move throughout. The bathrooms are finished with beautiful tiling.

The primary bedroom is a spacious super king-sized room positioned above the garage and showcasing a lovely, shaped ceiling. A dormer window overlooks the front of the property and captures views over open

countryside in addition to allowing plenty of natural light to circulate. Two Victorian-style radiators ensure added comfort. The ensuite is stunning and the exquisite large marble tiling creates a glorious boutique hotel-style finish to the floor and walls. The suite comprises a walk-in shower with a glass screen and a waterfall showerhead and a separate showerhead within in addition to a useful niche, a concealed cistern Roca wall-hung toilet with a Grohe push button behind, a stunning wall-hung quadrant hand wash basin on top of a corner vanity unit with mirrors to either side, whilst a wall hung chrome heated towel rail ensures added comfort.

Bedroom 2 is a super king-sized room, with ensuite facilities, showcasing a double window, with a stone mullion, capturing views over the rear garden. There is plenty of space for a range of bedroom furniture. The ensuite comprises a corner quadrant hand wash basin on top of a vanity unit with two mirrors, a quadrant shower with a waterfall showerhead and a separate showerhead within, a concealed-cistern Roca wall-hung toilet with a Grohe push button behind, and a chrome heated towel rail. The space has been finished with grey tiling which reflects the natural light entering via a window, with privacy glass, beautifully.

Bedroom 3 is a dual aspect superking-sized room with one window overlooking the front and one capturing views to the side. This room offers plenty of space for storage options and is another lovely calm and restful room.

Bedroom 4 is a super king-sized dual aspect room with a window, with stone mullion between, overlooking the front and a second window to the side.

The family bathroom is impressive with a large open central space. There is a superior walk-in shower with a waterfall shower head and a separate shower head within behind two dark smoked glass screens, a white slipper bath with a free-standing tap, two large chrome heated towel rails, a concealed cistern Roca wall-hung toilet with a Grohe push button behind and a slightly raised hand wash basin on top of a vanity unit. The grey stone-effect tiling adorning the walls creates a designer look and complements the non-slip floor tiles perfectly.

With two Velux windows in the centre of the vaulted ceiling allowing a wealth of natural light to enter, the staircase continues to the second floor. Being slightly further removed from the main hub of the home, the second-floor areas are a haven of peace and tranquillity. The first room, bedroom 5, benefits from two large Velux windows and is a superking-sized space which offers plenty of options for the addition of built-in storage. The second room, which provides access to eaves storage, has been configured as a cinema room. A Victorian-style radiator ensures added comfort within this space, which could be used as a sixth bedroom if so desired.

The rear garden is a unique and private space which is mainly laid to lawn with attractive planting forming a pleasant backdrop. A seating area with a roofed gazebo, accessed by a gravelled path interspersed with railway sleepers, is located at the foot of the garden and provides the ideal space in which to relax and unwind after the hustle and bustle of the day in addition to being the perfect place to shelter beneath during cooler days. A

gravelled seating area provides an alternative space in which to spend time with family and friends. The garden is secluded with a wall to the rear and a fence to either side, allowing children and family pets to play safely, and a convenient path leads down the side of the property and to the rear of the garage. Other amenities include a tap and outside power sockets.

Tenure: Freehold

Council Tax Band: Currently paying local taxes via business rates

EPC: B

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

- No chain
- High quality fixtures and fittings
- Builders guarantee
- Double garage
- Lovely spacious landscaped garden
- Ensuites
- Utility room
- Parking for three cars
- EV charger
- Double garage

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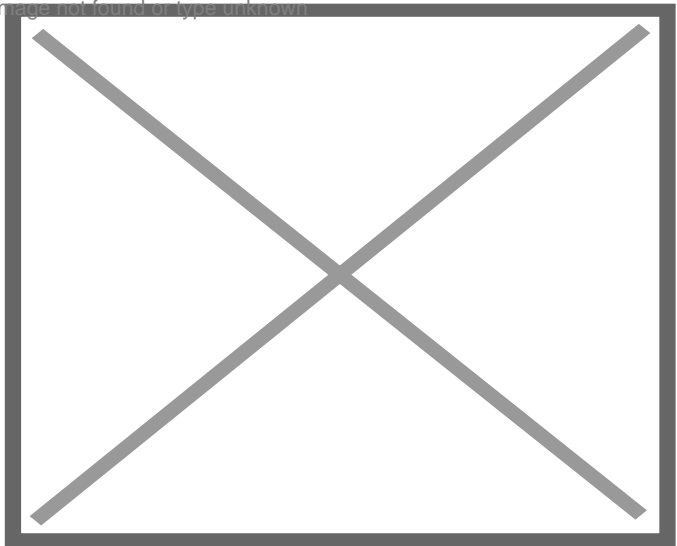






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Approximate total area⁽¹⁾

1255 ft²
116.6 m²

Reduced headroom
2 ft²
0.2 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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Approximate total area⁽¹⁾

1100 ft²
102.2 m²

Reduced headroom
44 ft²
4.1 m²

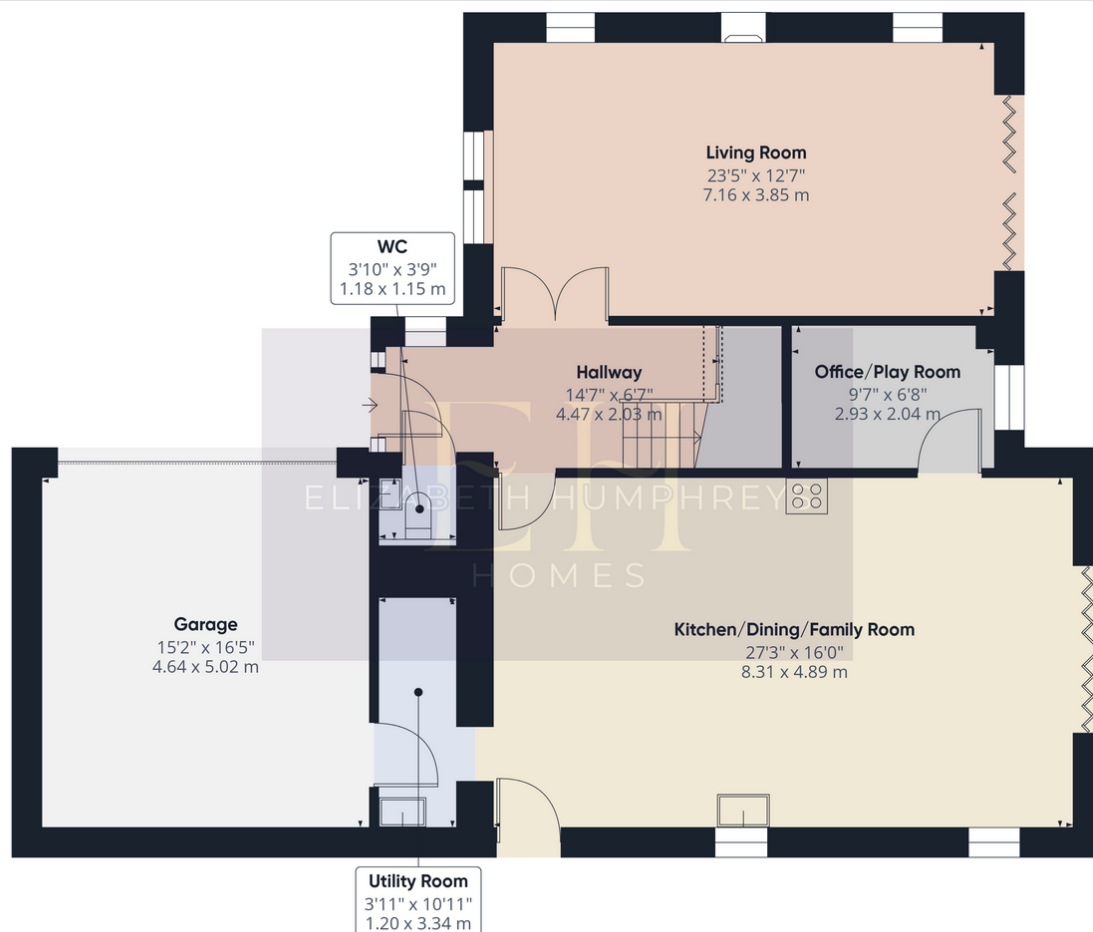
(1) Excluding balconies and terraces

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

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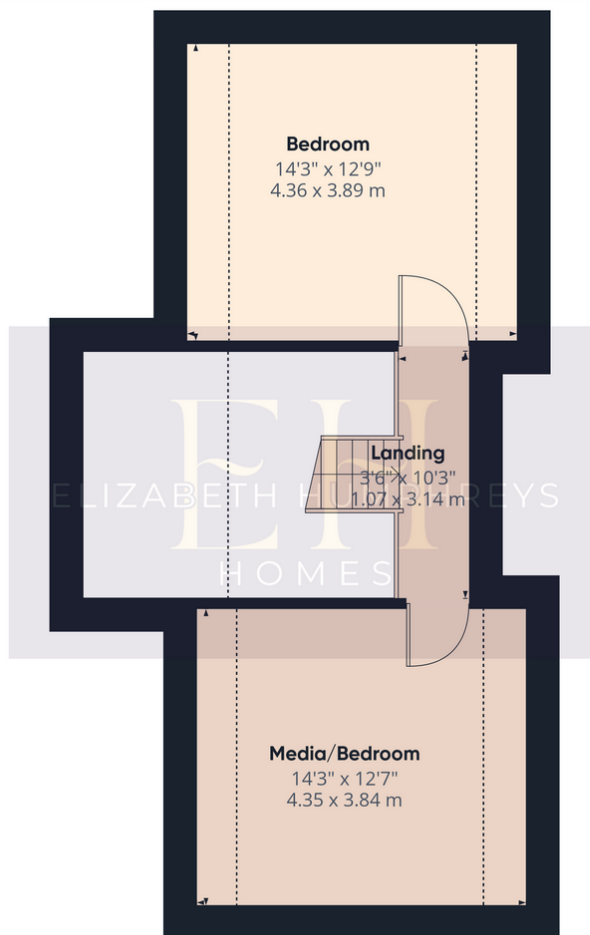
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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

397 ft²
36.8 m²

Reduced headroom

88 ft²
8.1 m²

(1) Excluding balconies and terraces

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

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