

Cheviot Road, Shilbottle, Alnwick, Northumberland

Offers Over £195,000



Full Description

A fully refurbished and beautifully presented family friendly home offering stylish living in a much sought after location. Elizabeth Humphreys Homes are delighted to welcome to the market this 3 bedroomed terraced property featuring gravelled driveway parking to the front, a lovely rear garden with views, a newly fitted kitchen and bathroom, a new boiler, a full re-wire, super-fast fibre connection for the home workers, new uPVC windows and a composite front door, quality oak internal doors, gas central heating and all the other usual mains connections.

The thriving former mining village of Shilbottle is the location of this lovely property. Enjoying the benefit of a rural community but with easy access to a greater range of facilities nearby in Alnwick. The village has a small range of amenities including village store, post office, chemist, Primary School, a leisure complex with pool, gym, spa and beauty facilities, a public house, a restaurant and take-away and a well-used community centre. There is a regular bus service to Alnwick, Amble, and Newcastle. The East Coast Mainline is only a short five-minute drive from the village offering easy access to a variety of different locations including Newcastle and Edinburgh City centre.

This property has been thoughtfully refurbished to a high standard

incorporating stylish fixtures and fittings throughout in addition to showcasing an excellent range of lighting features. It is ready and waiting to welcome its new owners.

A beneficial porch offers shelter as you approach the front door. The front door opens into a compact hallway opening to rooms on either side whilst stairs ascend to the first floor.

To the left, the newly fitted and well-designed kitchen offers plenty of wall and base units with a green coloured shaker style door complemented by a Silestone work surface. In terms of fitted appliances, there is an under-bench oven, a four-ring induction hob beneath a concealed extractor fan, a fridge-freezer, a dishwasher and a Belfast sink dropped into the work surface with a drainer cut in at the side. The new boiler is housed in a larder unit for ease of access. A pair of French doors open onto a stunning porcelain patio which is the ideal space for alfresco dining with family and friends, whilst a window overlooking the front of the property allows for further natural light to enter. This is a beautifully presented room showcasing glorious interior décor.

The ground floor WC, adjacent to the open plan kitchen-diner, is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a corner close coupled toilet and a floor standing vanity unit with a hand wash basin on top. In addition, there is useful space and plumbing for a washing machine.

The lounge is accessed via a door to the right of the hallway. This dual aspect and inviting space is a light and bright room with a window overlooking the front of the property and one to the rear. The space has been finished with a sumptuous carpet which extends up the stairs and into the bedrooms adding continuity between the different spaces and adding comfort as you move throughout. The room showcases a beautiful feature fireplace with an electric wood burner set upon a black stone hearth with a brick slip surround and a wooden mantle above. There is plenty of space for a range of comfortable seating on which you can relax with family and friends.

Taking the stairs to the first floor, the U-shaped landing opens out to three bedrooms and the family bathroom. A window captures views over open countryside in addition to illuminating the area perfectly adding to the sense of space and airiness. Loft access is available via a pull-down ladder.

The principal bedroom is a spacious double room with a window overlooking the front of the property. This room has been neutrally decorated allowing the easy addition of accent colour should you so wish and benefits from a good amount of built in storage.

Bedroom 2 is a large double room with a view to the front of the property. This well-presented room also offers useful built in storage.

Bedroom 3 is a single room taking advantage of views to the rear over open countryside. This is another light, bright and restful room.

The family bathroom has been beautifully designed and comprises a bath

with a water fall shower head and a separate shower head over behind a pivot screen, a vanity unit housing a concealed cistern toilet and a hand wash basin with a wall mounted mirror above. An anthracite-coloured heated radiator ensures added comfort. The space has been finished with attractive tiling which creates a sleek and stylish look and a window overlooks the rear garden allowing for natural light. Additional lighting is by way of ceiling spotlights.

Externally, the south facing rear garden is a private space in which you can relax and unwind at the end of the day enjoying views over open countryside. The patio, ideal for al fresco dining with family and friends during the warm summer months, leads to a lawned area, and a gate opens out to a communal green at the rear which is a useful access point when taking a furry friend for a ramble.

Tenure: Freehold

Council Tax Band: A, £1,711,18 for the 2026/27 financial year

EPC: D

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- Newly refurbished and modernised
- Driveway parking
- Lovely garden with views
- Fabulous kitchen
- New bathroom
- Ground floor toilet
- Three bedrooms
- Very well presented
- First to view will buy
- No chain

Contact Us

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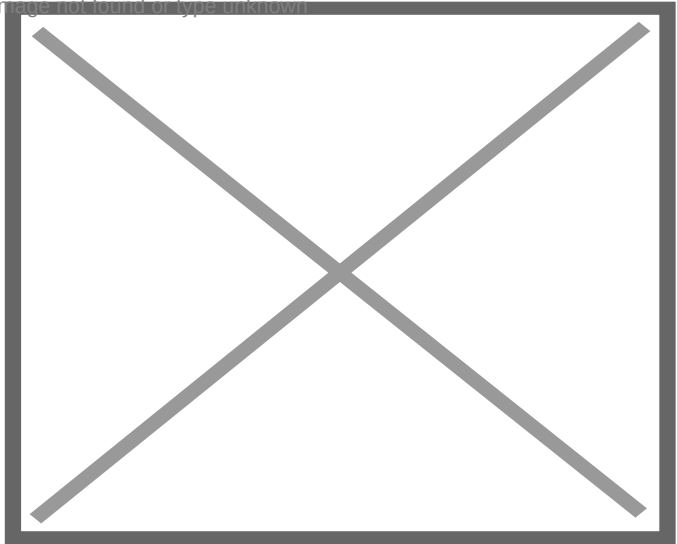


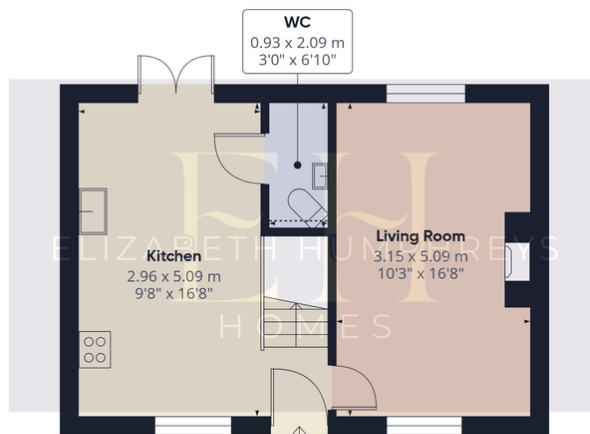




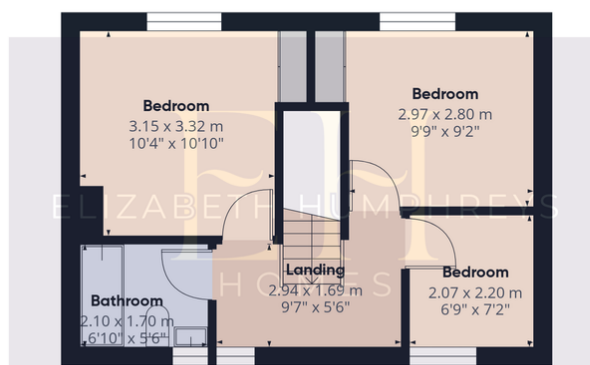
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	64	107
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		102
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 





Ground Floor



Floor 1



Approximate total area^m

68.9 m²
740 ft²

Reduced headroom

0.1 m²
1 ft²

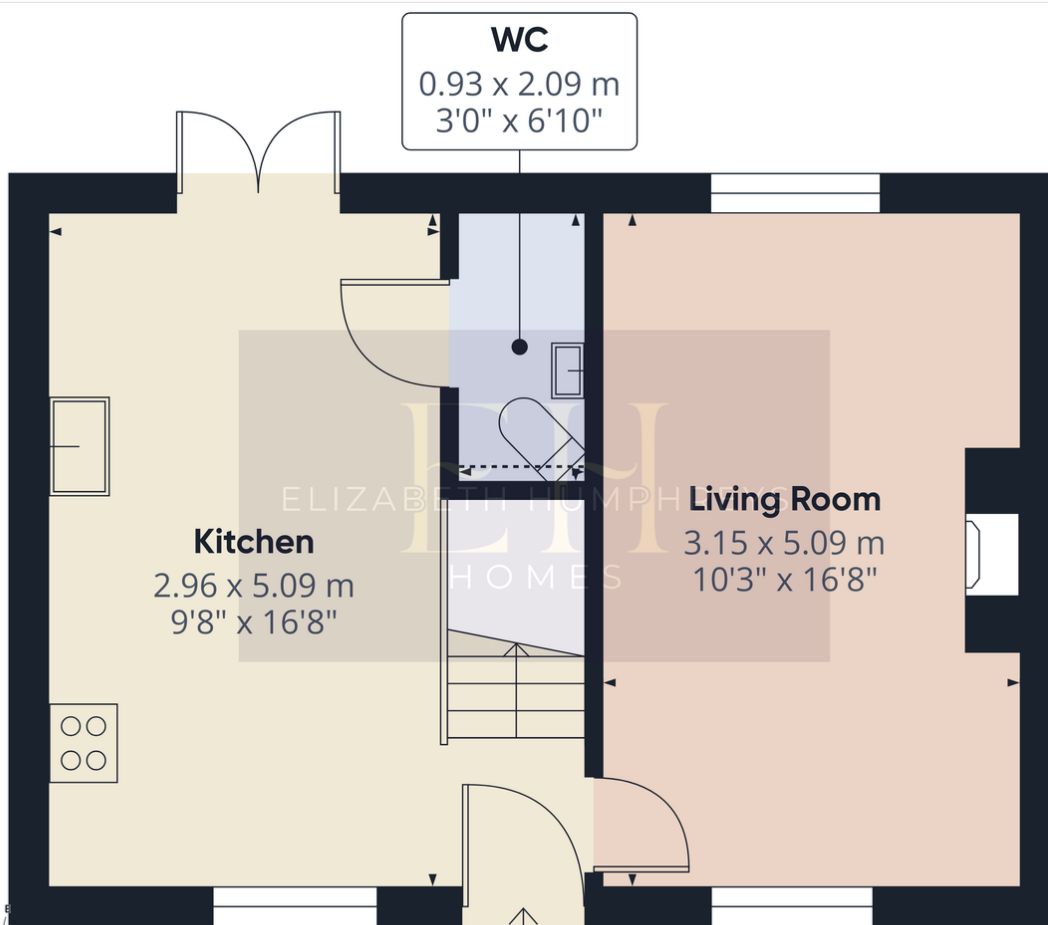
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor



Approximate total area^m

36.5 m²
392 ft²

Reduced headroom

0.1 m²
1 ft²

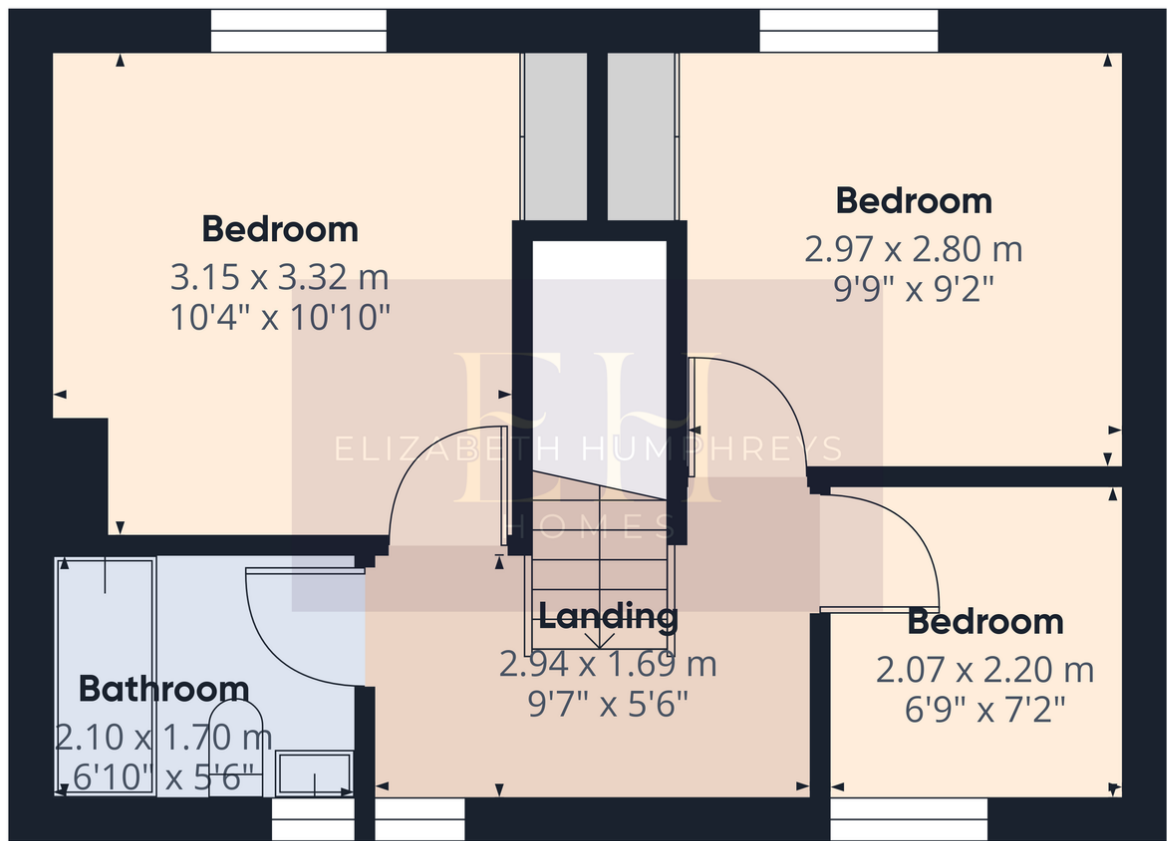
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
32.4 m²
348 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1