

Cowslip Hill, Felton, Morpeth, Northumberland

OIRO £525,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this stunning stone-built farmhouse cottage located on the edge of the Northumberland village of Felton. Oozing charm and character, this gorgeous property features a beautiful cottage-style front garden, uPVC double glazed windows, LPG central heating, septic tank drainage and all the other usual mains connections. This incredibly attractive, sociable and comfortable home, occupying a beautiful plot, is one of the most sought after properties in the locality.

Felton is situated just off the A1 and is a historic village full of charm and character. The fabulous Northumberland Arms pub and the renowned Running Fox Café and Bakery are only minutes away and serve some of Northumberland finest produce including artisan breads, pies and cakes. There is also a village shop and post office. A few miles away is the championship golf course at Burgham Park Golf and Leisure Club but if golf isn't to your taste then there are plenty of stunning walks around the villages as well as areas of the Coquet which are considered a fishery of national importance.

The entrance porch, with a red composite front door and an attractive pitched roof, is beneficial as it offers a warm welcome and useful storage

for shoes and coats and such like. The space has been practically tiled, and a radiator ensures added comfort. From here, a door opens to the main hallway with stairs ascending to the first floor and doors opening, one to the left and one to the right. Karndean flooring, which extends to the kitchen space, forms a seamless transition between the different areas and creates a stylish look.

Showcasing more quality Karndean flooring and a beautiful inglenook fireplace housing a red AGA with a stone-coloured wet wall splashback behind, the kitchen is a glorious room with a pair of patio doors opening to the front garden where you can enjoy alfresco dining during the warm summer months. The kitchen offers a good number of wall and base units with a solid wood country cottage-style door with pewter-coloured handles complemented by a stone-coloured laminate work surface. There are further display cabinets and a central island which affords dining space for five in addition to further storage cupboards and attractive shelving for your favourite recipe books. In terms of fitted equipment, there is a Bosch dishwasher, a stainless steel sink, a wine rack and an under-bench Samsung oven with a four-burner induction hob beneath a black chimney-style extractor fan. Within a recess, there is space to accommodate a fridge freezer and there is further space and plumbing for a washer-dryer. The Worcester Bosch boiler is housed in a cupboard for ease of access and another window adds to the natural light entering from the patio doors illuminating the space perfectly. A farmhouse door with a quaint latch opens to a storage cupboard which is home to the consumer unit and offers more useful shelving.

Bathed in natural light courtesy of the double height window overlooking the front garden, the lounge is an inviting room with a glorious inglenook fireplace housing a multi-fuel wood burner set on a stone hearth. This spacious room is a wonderful place in which to relax in front of the fire during the cooler months and chat with family and friends. The garden room, boasting a glass lantern and many windows, is impressive and adds to the light and bright living space available: an ideal room in which to appreciate the countryside views during any season. Double doors provide access to a paved area to the front of the property.

Taking the stairs to the first floor, the exposed stone wall impresses as the landing opens out to three bedrooms and two bathrooms.

The primary bedroom is a spacious double with a fireplace forming a charming feature and a large window to the side allowing for plenty of natural light. The ensuite comprises a large shower tray with a standard shower head within, brick style tile surround and a niche for toiletries behind a sliding glass door and there is a vanity unit incorporating a hand wash basin and a concealed cistern toilet with a push button. A window allows for natural light and, as the room is not overlooked, captures views over open countryside.

Bedroom 2 is a double room with a window to the side taking advantage of countryside views. There is plenty of space for storage options.

Bedroom 3 is a beautifully light and bright single room to the front of the property.

The family bathroom is impressive in size and comprises a free-standing large claw foot bath with Victorian style fittings, a large quadrant shower with Victorian-style fittings with brick slip tiling within, a heritage-style toilet with a handle and a Chatsworth heritage-style pedestal hand wash basin. The space has been finished with a delicately sparkling sandstone-coloured floor tile creating a sleek and stylish look which works in harmony with the exposed stone walls and half height wood cladding to the walls. A window allows for natural light and again, due to its orientation, a countryside view to enjoy.

The front garden is a unique and secluded space with a substantial hedge offering further privacy. The recent addition of the patio makes a perfect place to sit and relax whilst enjoying the views of the lawn and green leafy vista beyond. There is plenty of driveway parking.

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

- Stone farm house cottage
- Lovely private garden
- Great main home or second home or holiday let
- Lots of parking
- No chain
- Edge of Felton location
- Garden room with views
- Views
- Semi-rural location
- Spacious rooms
- Very sought after location

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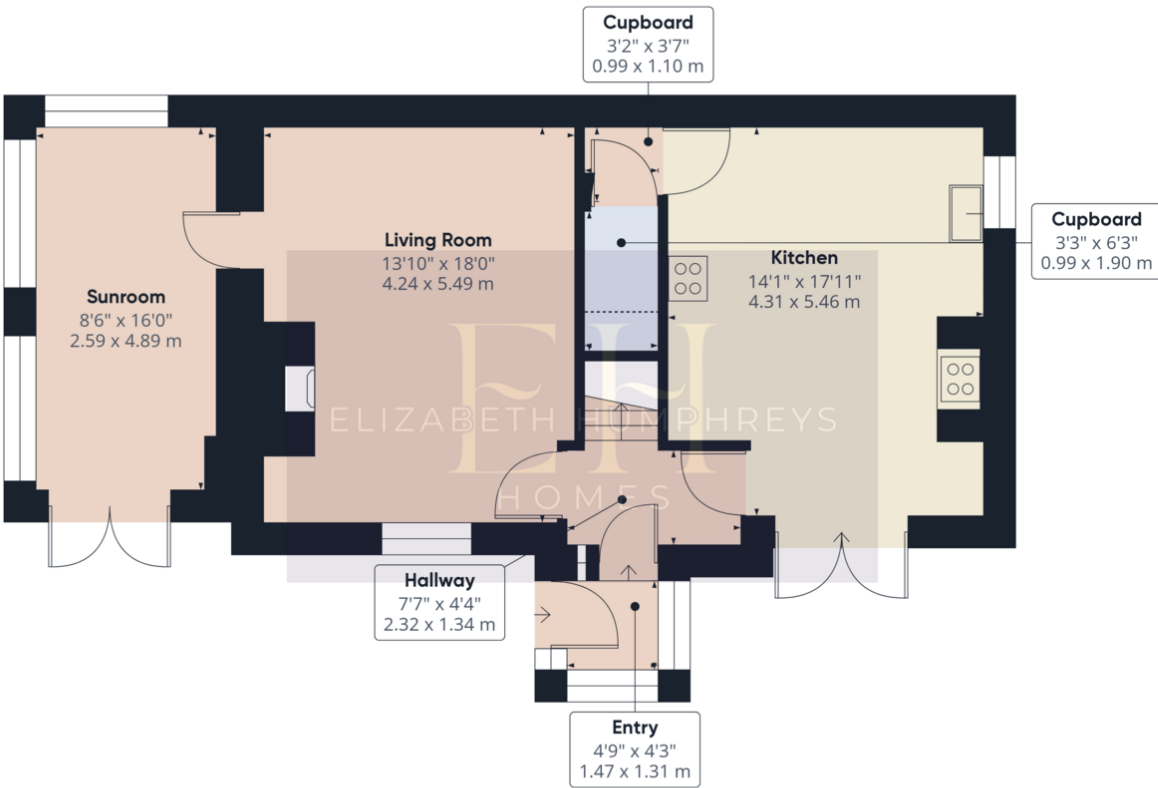
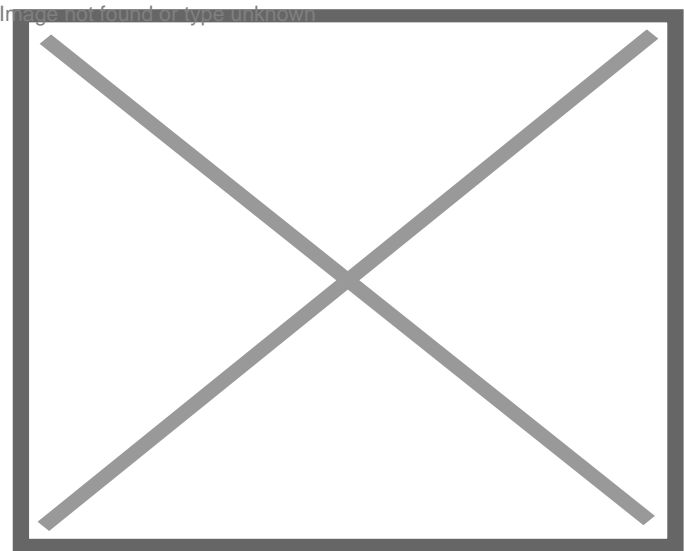






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



Ground Floor



Approximate total area⁽¹⁾
721.83 ft²
67.06 m²

Reduced headroom
5.17 ft²
0.48 m²

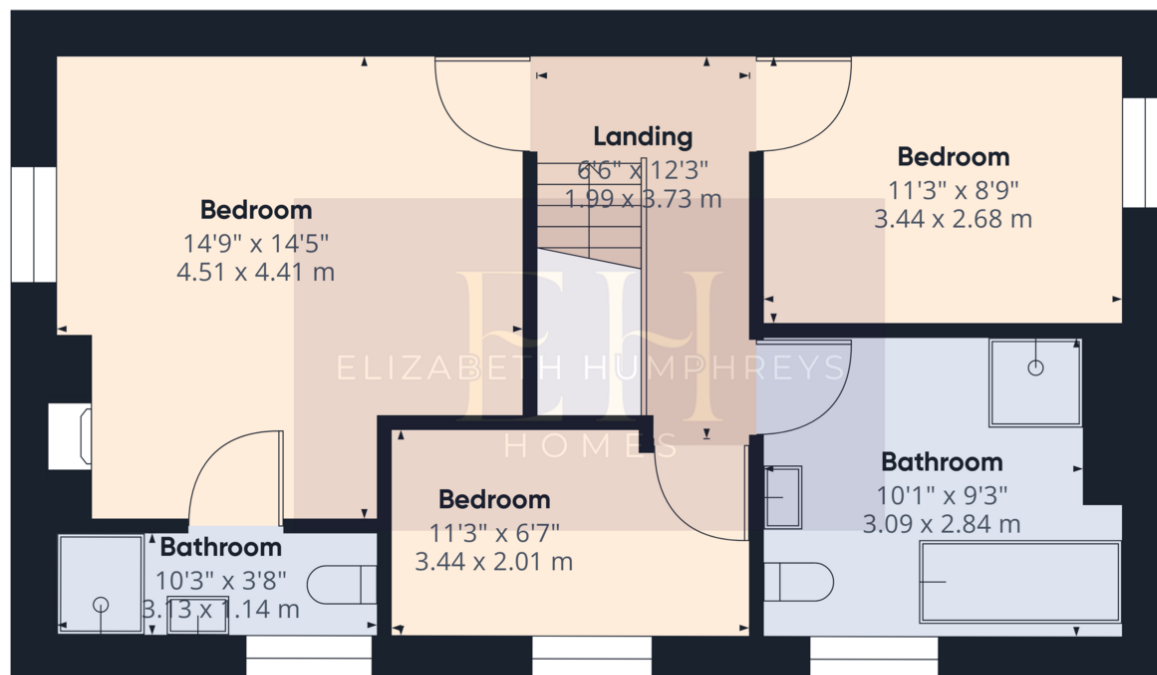
(1) Excluding balconies and terraces

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⁾
565.21 ft²
52.51 m²

(1) Excluding balconies and terraces

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Floor 1