

# Dairy Cottage Felton Fence, Felton, Morpeth, Northumberland

OIRO £300,000



## Full Description

A fabulous property set within a generously sized plot benefiting from close proximity to equestrian facilities and perfectly placed to enjoy countryside living. Elizabeth Humphreys Homes are delighted to welcome to the market this 2/3 bedroom stone-built barn conversion benefiting from uPVC windows and doors, LPG gas central heating, private water supply and septic tank, mains electricity and broadband. This attractive and comfortable home, with a gorgeous country cottage-style garden and a spacious green and leafy outlook, is one not to be missed. The home had a new new LPG gas boiler a year ago.

Felton Fence is located between the attractive villages of Felton and Longframlington. 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 and original Running Fox Café and Bakery serve some of Northumberland finest produce including artisan breads, pies and cakes. There is also a village shop and post office and a hair and beauty salon. 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. Longframlington has several

local amenities including an award-winning village shop, a well-known and popular butcher, public houses, The Running Fox café, doctors' surgery, hairdresser, and Longframlington gardens. The Memorial Hall has lots of activities suitable for all the family, there is a walking club, a dog walking area in the centre of the village and a children's play area. The village also benefits from good transport links to Morpeth and Newcastle. The cottage is placed five minutes walk away from the very popular St Oswald's Way walking route to Rothbury and the coast. There is also a footpath from the cottage connecting to a beautiful 3 mile walk along the river Coquet into Felton.

This charming property is brimming with character and showcases vaulted ceilings, exposed beams and glimpses of exposed stonework throughout. The stone-built entrance porch is a useful addition as it provides a convenient space to store coats and shoes and such like. The leaded windows and tiled floor add an element of practicality and finish the space attractively. From here the front door opens into the lounge, which features a vaulted ceiling and a stunning fireplace with a stone surround. This is a comfortable and inviting room with a pleasant outlook to the rear.

The kitchen, with a wood-effect tiled floor, offers a good number of contemporary wall and base units with a shaker-style door complemented by a quartz work surface, matching upstand, and matching splashback behind the large Rangemaster induction 6-ring double oven range. There is a Belfast sink with a drainer cut in at the side, space for a fridge freezer, and space and plumbing for a washing machine. A window, with a deep sill, overlooks the front of the property and allows for natural light. There is plenty of space to sit and dine. A rear hallway leads from here to a stable door which provides external access.

The dining room is a wonderfully cosy and inviting room with Karndean flooring which has been fitted to create a beautiful effect. This room offers versatility and could be utilised as a snug, a television room, hobby room or a third double bedroom if you so wished. A window overlooks the rear courtyard area.

The bedroom accommodation is located at the opposite end of the property and offers two bedrooms, a bathroom, a beneficial storage cupboard housing the boiler for ease of access and a further cupboard which is home to the tumble dryer. A Velux window illuminates the hall space effectively.

The primary bedroom is a good double room with a combed ceiling and partially exposed beams. This room offers an outlook to the front and to the side and the windowsills are lovely and deep adding to the appeal of this relaxing room. Carpeted adding comfort, this room offers plenty of space for additional bedroom furniture.

Bedroom two is a good-sized double room with a full bank of fitted wardrobes in addition to further cupboard storage. A window takes advantage of the views to the front of the property and the combed ceiling, with snippets of exposed beams, adds a tremendous amount of character. The carpeted floor ensures added comfort.

The family bathroom, encompassed in wet walling and with a tiled grey

stone-effect floor, comprises a large shower cubicle with a waterfall shower head and a separate shower head within, a chrome heated towel rail, a heritage-style pedestal hand wash basin and a heritage-style toilet with a handle behind. There is a good amount of storage available, and a Velux window allows for natural light.

Externally, the garden to the front is a peaceful outside space which showcases mature planting, vegetable patches and flowerbeds. The summer house is a perfect place in which to relax and unwind at the end of the day, and the greenhouse is an ideal space in which to while away the hours potting and planting. There is a useful garden shed for the tidy storage of garden accessories and there is a sizeable, gravelled parking area. To the rear, there is paving which can be usefully accessed from the side of the property. The outlook from here is of a lawned area with hedge planting and borders forming an attractive boundary between the neighbouring properties.

Tenure - Freehold.

Council Tax - Band D £2443.13

EPC: Band D

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 barn conversion
- Garden
- 2/3 bed cottage
- Parking
- Lovely features
- Replaced kitchen
- Ready to move into
- Parking
- Close to equestrian facilities

## Contact Us

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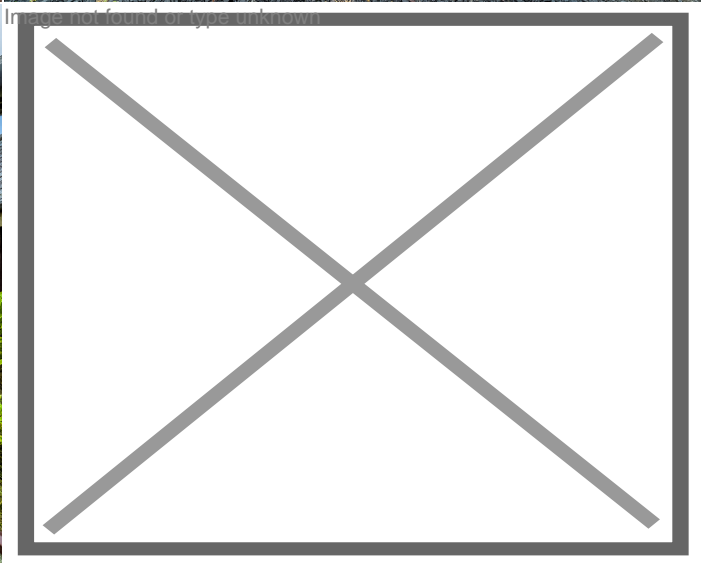




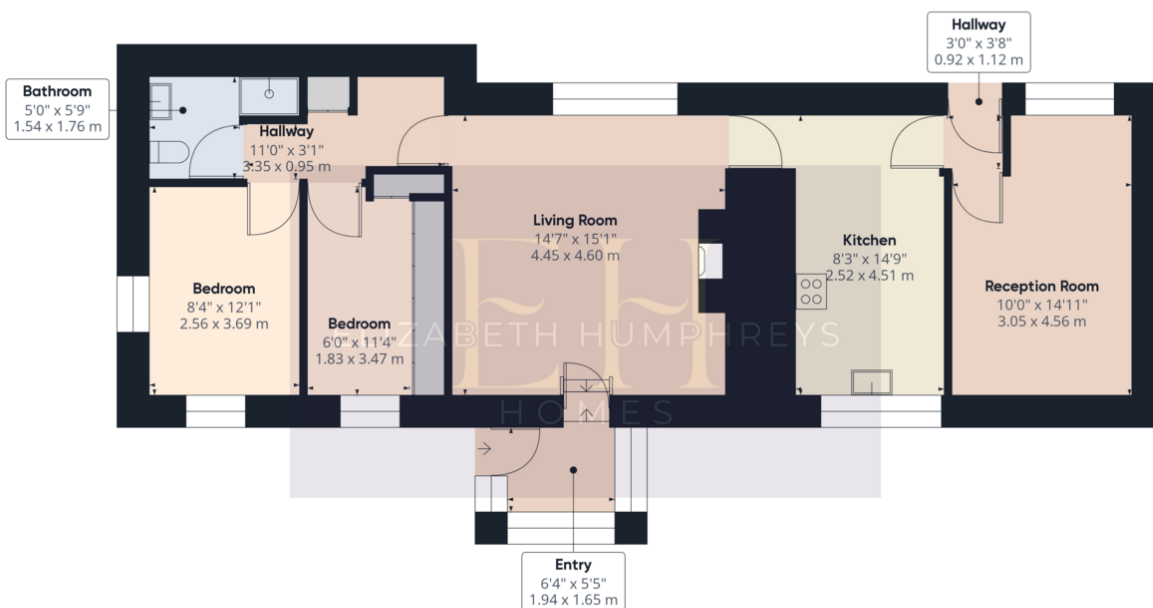












Ground Floor Building 1

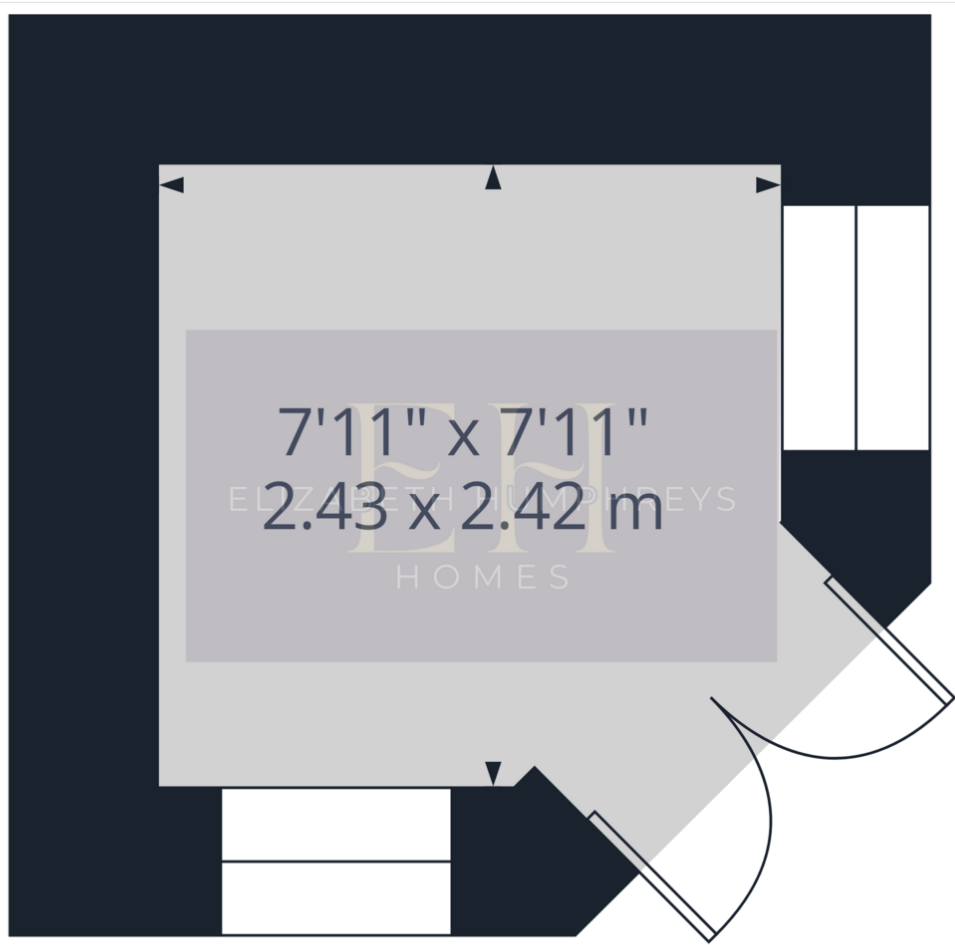
**Approximate total area<sup>®</sup>**  
820.21 ft<sup>2</sup>  
76.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Ground Floor Building 2

**Approximate total area<sup>®</sup>**  
58.77 ft<sup>2</sup>  
5.46 m<sup>2</sup>

(1) Excluding balconies and terraces

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