

# Dairy Cottage, High Hauxley, Morpeth

OIRO £420,000



## Full Description

Elizabeth Humphreys Homes are proud to welcome to the market this attractive and well cared for stone-built semi-detached 3 bedroom cottage located in the Northumberland village of High Hauxley. The property, which has been incredibly tastefully decorated, boasts a large low-maintenance front garden framed by a stone wall and a wrought iron gate, as well as a lovely rear garden which is equally as easy to maintain. The property has a gated block paved driveway, uPVC windows and doors, two fully boarded lofts offering superb storage, electric central heating, and all the other usual mains connections. This family home, located in an area of outstanding natural beauty, is ideal as a main home, holiday home or a second home.

High Hauxley is a beautiful village located close to Amble and a few minutes' drive from Hauxley Wildlife Discovery Centre – one of the best places to enjoy wildlife spotting in the North East. With bird hides and wonderful walks, the Discovery Centre offers you a unique insight into the lives of a whole host of wildlife. Amble, Northumberland's friendliest port, presents a wide range of amenities including a supermarket, shops, doctors, Primary schools and a High school, health centre, pubs and restaurants including vibrant seafood eateries. There is still a working harbour, a marina and a popular Sunday market. Many of the things to do

in Amble are based on the very thing that almost completely surrounds it - water. Watersports, sailing, canoeing, kayaking and fishing are all extremely popular. Amble is home to the UK's only puffin festival, inspired by the colourful 36,000-bird colony nesting on Coquet Island, an rspb seabird sanctuary a mile off the coast.

Entry is via the front door into a spacious light porch with an engineered oak floor. This space, with loft access above, creates a warm welcome.

French doors open from here into a dining room which extends through to the living room and further to the uPVC conservatory beyond. The engineered oak flooring continues in the dining room, creating a seamless transition between the different spaces.

The conservatory, with an oak-type flooring, leads from the dining area and is a gloriously light and airy space in which to sit and relax whilst enjoying the afternoons and appreciating the views of the rear garden, which emanates a Spanish feel.

The lounge, which leads off the dining room, is a spacious, light and bright room, with two windows with deep sills overlooking the front of the property. Three arched nooks form an attractive feature and are perfect for displaying photographs or ornaments. The large inglenook fireplace, with a slate hearth, wood surround and a newly fitted wood burner, forms an exquisite focal point. The wooden ceiling beams are a beautiful feature.

The rear hallway, with brushed chrome switches and sockets, opens via French doors into a beautiful newly fitted kitchen-breakfast room. Your eyes are immediately drawn to the inglenook, with wooden shelf above and grey-quartz coloured tiling within, which forms the space for the free-standing range cooker. There are many stylish high gloss white wall and base units including a wine rack, deep drawers, pull outs and a built-in microwave. The immaculate solid wood work surface, incorporating a black sink with a designer-looking tap, works in harmony with the grey floor tiles and white brick splash back tiling, creating a sublime look. The bay window is a gorgeous feature and captures the pleasing views of the rear garden in addition to allowing a natural light to enter. The breakfast bar, with matching work surface, is a superb addition. The kitchen was only installed 18 months ago.

A uPVC door at the rear of the kitchen leads to a utility which offers plumbing and space for a washing machine, plumbing and space for a full-sized dishwasher, space for a free standing fridge-freezer and plenty of workable work surfaces. There is further room to house a tumble dryer. Natural light enters via a window overlooking the rear garden. A uPVC door provides entry to the rear garden.

The bedroom accommodation is accessed via the rear hallway, with a cupboard which houses the hot water cylinder and windows allowing for a good amount of natural light. The solid wood cottage style doors with black handles are in keeping with this charming property.

The primary bedroom is a stunning spacious double room. The wood beams are an attractive feature and a window overlooking the front of the property allows for natural light.



Bedroom 2 is a good size light and relaxing newly decorated room that would house a double bed.

Bedroom 3 is a single room with fitted wardrobes and drawers. This room offers a view over the front garden.

The family shower room has recently been modernised. The suite comprises a double-sized shower cubicle with a sliding door and a waterfall shower head within, a close-coupled WC and an attractive vanity unit with his and her sinks with Victorian style chrome taps and storage beneath. Natural light enters via a window overlooking the rear with additional lighting by way of spotlights to the low maintenance ceiling. The space has been finished with a pretty heater with extractor fan above and is fully tiled with a stone-effect tile which creates a sleek and stylish look.

Externally, the rear garden, which can be accessed from the utility room or conservatory, is a unique and private space. There is a built-in barbecue-pizza area with a large paved area adjacent perfect for the alfresco dining experience. There is a good-sized storage shed and plenty of raised beds which are well stocked with cottage-style plants. The rustic-Spanish vibe created by the railway sleeper planters is enhanced by the surrounding white gravelled areas and the addition of the Astroturf lawn. The whole space is securely fenced to allow children and family pets to play safely.

Tenure: Freehold

Council Tax: D, £2,119.57

EPC: C

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

- Seaside cottage
- Stone-built
- Conservatory
- Recently fitted modern kitchen
- Shower room
- Utility room
- Walk to Hauxley beach
- Period home
- Very well presented
- Solar panels

## Contact Us

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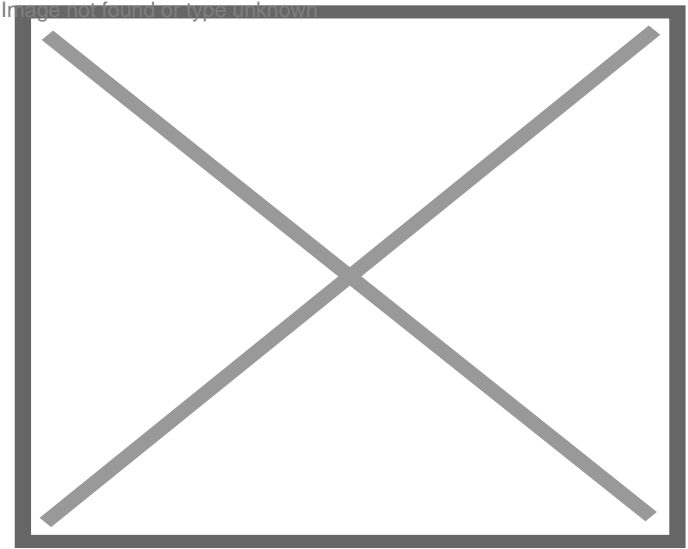














Approximate total area<sup>(1)</sup>  
1244.32 ft<sup>2</sup>  
115.60 m<sup>2</sup>

(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.

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