

Eastfield Hall, Eastfield Farm Cottages, Eastfield, Morpeth, Northumberland

Offers Over £325,000



Full Description

Unique in its design and boasting glorious views, this stunning property is your haven of peace and tranquillity. Elizabeth Humphreys Homes are delighted to welcome to the market this charming 2 bedroomed property located just outside the Northumberland town of Warkworth. This delightful property benefits from fabulous views, driveway parking, a large front garden, uPVC windows and composite doors, good broadband, oil central heating, shared septic tank drainage, and all the other usual mains connections. This property is superbly located in a much sought-after area and would appeal to those looking for a second home, holiday accommodation or to downsize to an area of outstanding natural beauty.

Warkworth is a beautiful village steeped in history offering the opportunity for a unique shopping experience. The village is home to a variety of tea-rooms and pubs and is located on the banks of the river Coquet which offers the most tranquil of walks taking in the scenery and wildlife along the way. The village also has a local Primary School. Travel to Newcastle is only half an hour away and the market towns of Alnwick and Morpeth are easily accessible by both bus and car.

The composite front door opens into a shapely internal hallway with stairs

ascending to the first floor illuminated by a window allowing for natural light. Loft access is available. The cupboard beneath the stairs incorporates the oil boiler for ease of access in addition to offering beneficial storage. You are immediately impressed by the internal décor offered by this beautiful home. Cottage style doors throughout with black latches add charm and appeal and the high ceilings add to the sense of space.

The ground floor bedroom takes advantage of the glorious views to the front of the property. There is a high-level cupboard above offering excellent storage. The bedroom is adjacent to a shower room, with attractive tiled floor, which comprises a large shower cubicle with a water fall shower head and a separate shower head within behind a bi-fold door, a pedestal wash hand basin, a Heritage-style close coupled toilet and a white heated towel rail ensures added comfort. The space is finished with natural stone coloured tiling which creates a warm and comfortable feel.

Country cottage in style the well-equipped kitchen offers a good number of wall and base units with a sage-green coloured door complemented by a light-coloured Corian-style work surface. In terms of fitted equipment, mainly AEG, there is a four burner induction hob beneath a built-in extractor fan, an under-bench oven, a microwave, a ceramic sink dropped into the work surface with a pewter coloured tap above, a washing machine, a dishwasher, an under-bench freezer and an under bench fridge. A window, with a deep sill, allows for plenty of natural light to enter and a designer-looking white radiator completes the look. A white uPVC stable door provides external access to the courtyard at the rear.

With French doors opening onto a stone laid patio within the front garden, the lounge-diner is a beautifully inviting room in which you can relax with family and friends whilst appreciating the stunning views towards the coast. A large stone fireplace housing an electric wood burner, with a railway sleeper mantle, forms an attractive focal point enticing you to sit before it during the cooler months. An exposed stone wall and exposed beams add further character to this relaxing room.

Taking the stairs to the first floor, the landing opens to a glorious principal bedroom with a dormer window and a lovely, shaped ceiling. This spacious room takes full advantage of the stunning views over the large front garden towards the coast with Warkworth Castle in the distance. There is plenty of space to accommodate a range of bedroom furniture within this restful and relaxing room.

Opposite, the good-sized bathroom comprises a Heritage style close coupled toilet and hand wash basin, a white bath with Victorian style shower taps over, an electric heated towel rail and built-in storage cupboards. The room, with vaulted ceiling, is finished with seaside blue tiling which reflects the views captured by the property and completed with stylish vinyl flooring creating a crisp and fresh look.

Tenure: Freehold

Council tax Band: D, £2,560.80 for the 2026/27 financial year

EPC: E

“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

- Your dream home in the country
- No chain
- Stunning coast and castle views
- Country cottage
- Peaceful garden
- Desirable location
- Exposed beams
- Cottage style kitchen
- Ground floor living
- Driveway parking for multiple cars

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD

T: 01665 661170

E: info@eh-homes.co.uk









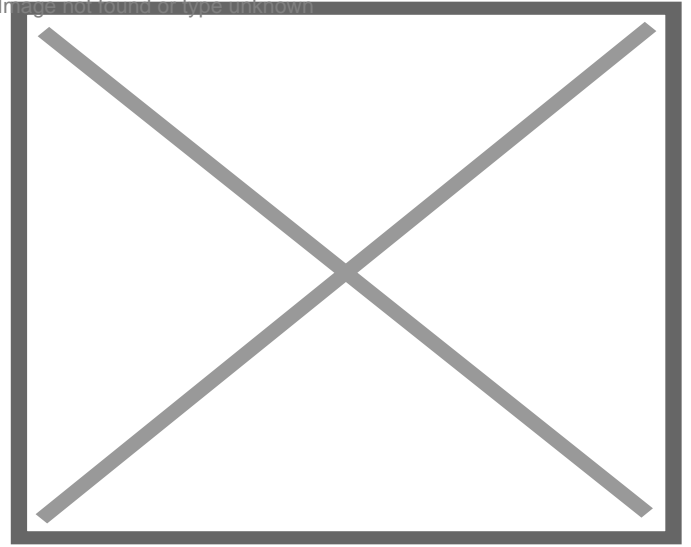


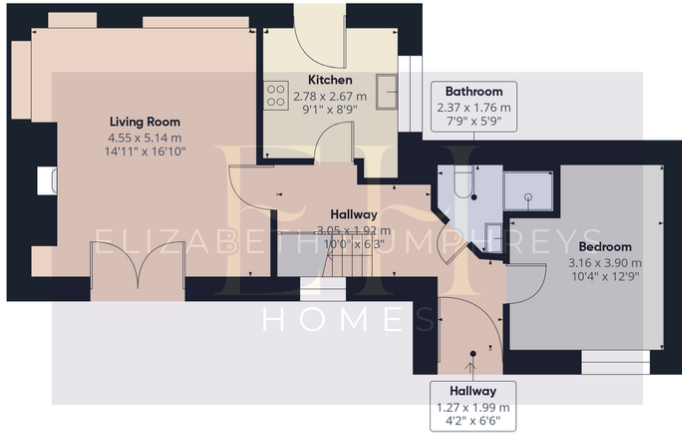
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		





Ground Floor

Approximate total area⁽¹⁾

85.3 m²
919 ft²

Reduced headroom

7.1 m²
76 ft²

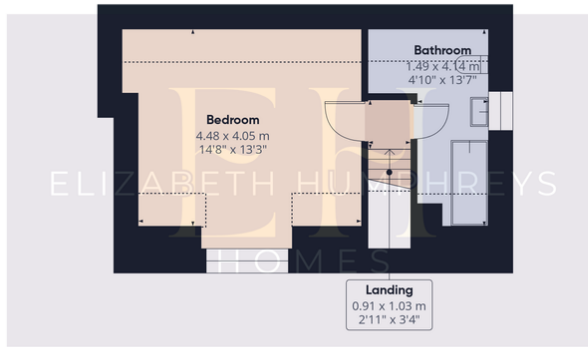
(1) Excluding balconies and terraces

Reduced headroom

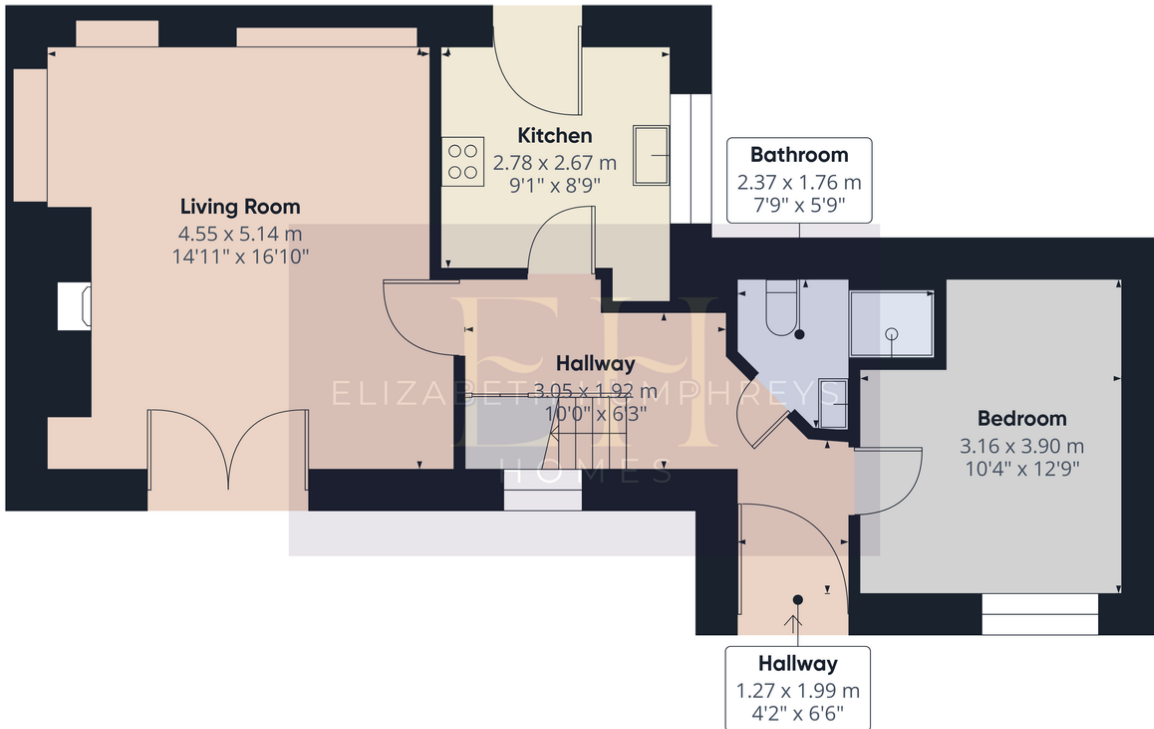
..... Below 1.5 m/5 ft

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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Floor 1



Ground Floor

Approximate total area⁽¹⁾

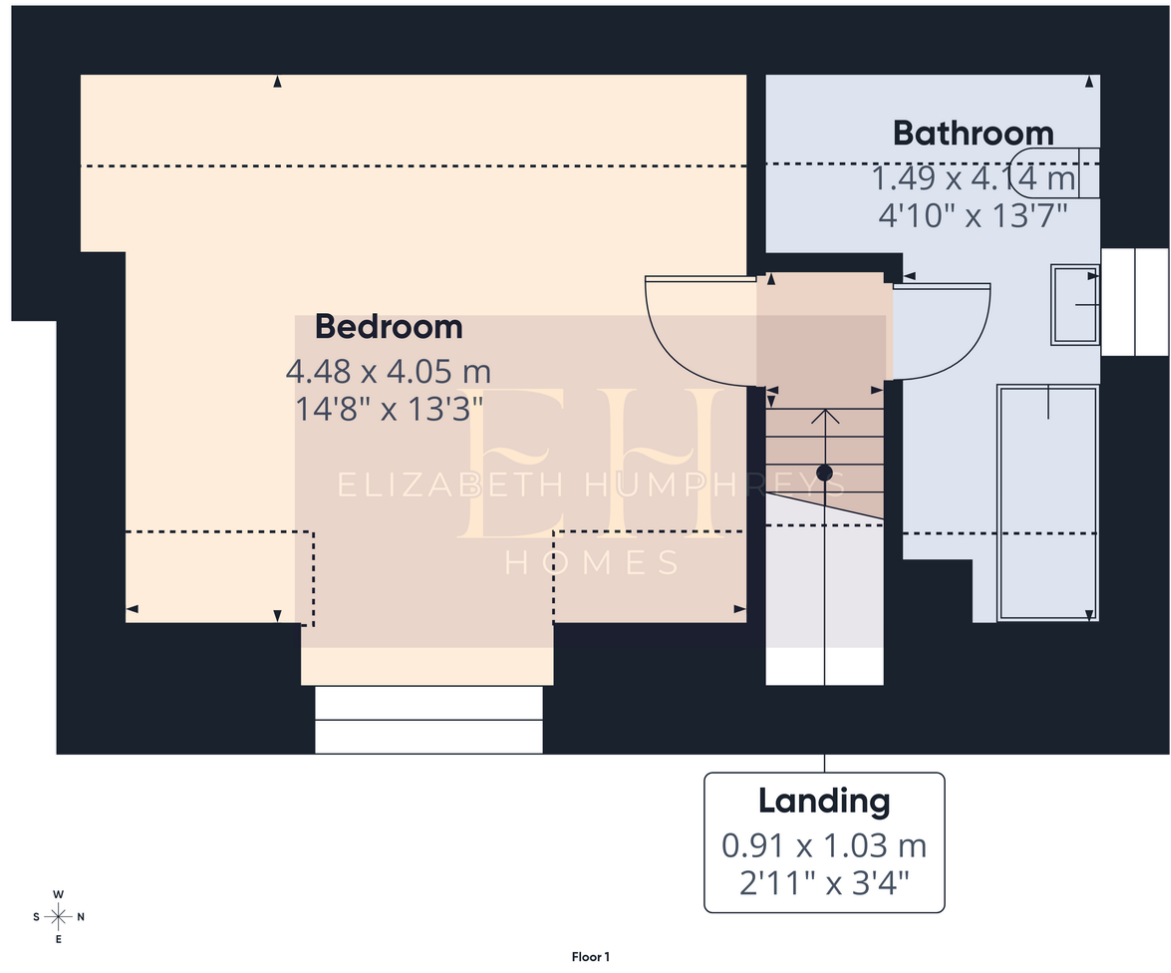
57.7 m²
621 ft²

(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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Approximate total area⁽¹⁾

27.6 m²
298 ft²

Reduced headroom

7.1 m²
76 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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