

Farriers Rise, Shilbottle, Alnwick, Northumberland

Offers Over £285,000



Full Description

An Exceptional Family Home Enjoying an Envious Position Overlooking the Green

Occupying one of the most desirable positions within this sought-after development, 42 Farriers Rise is an elegant and beautifully maintained four-bedroom semi-detached home that combines generous family accommodation with an exceptional setting. Overlooking an attractive village green, adorned with blossom trees in spring, and enjoying far-reaching views towards the Northumberland coastline from the rear, this is a home that offers both space and serenity in equal measure.

From the moment you arrive, the property makes a wonderful first impression. A neatly maintained front garden frames the house, while a detached double garage and generous double driveway provide excellent parking and storage. Beyond the entrance door, a welcoming hallway introduces the quality and attention to detail that continues throughout the home.

The principal reception room is an outstanding space, extending the full depth of the property and bathed in natural light from its dual-aspect windows. To the front, views across the open green create a wonderful

sense of space, while French doors to the rear invite the garden into the home, making this an ideal room for entertaining or with family. A contemporary feature fireplace creates an elegant focal point, while the generous proportions allow for a variety of furniture layouts.

Across the hallway, a door reveals the impressive kitchen dining room—the true heart of the home. Designed with both family life and entertaining in mind, this beautifully appointed space effortlessly combines practicality with style. The dining area comfortably accommodates a large table for family gatherings, while the recently refitted shaker-style kitchen offers an abundance of storage, quality Neff appliances, generous preparation space and delightful views across the rear garden.

A practical utility area extends from the kitchen, providing additional storage, laundry facilities and access to the garden, together with a convenient ground floor cloakroom, ensuring the home functions as beautifully as it looks.

Ascending to the first floor, the sense of light continues. A large landing window perfectly frames the elevated outlook across neighbouring rooftops towards the Northumberland coastline, offering a daily reminder of the property's exceptional location.

The principal bedroom enjoys peaceful views across the green and benefits from an extensive range of fitted wardrobes together with a stylish en-suite shower room.

Three further bedrooms provide versatile accommodation for family life, guests or home working. Two generous double bedrooms to the rear enjoy remarkable long-distance views stretching towards the sea, while the fourth bedroom currently serves as an attractive home office overlooking the green.

The family bathroom has been beautifully finished with full-height tiling and quality fittings, complementing the en-suite and continuing the home's consistent standard of presentation.

Outside, the gardens are every bit as impressive as the accommodation within. Thoughtfully landscaped to provide a series of distinct outdoor spaces, the rear garden has been designed for both relaxation and entertaining. A substantial paved terrace extends directly from the house, creating the perfect setting for al fresco dining, with further seating areas to capture the afternoon and evening sunshine. Mature planting, including a striking Acer and graceful weeping beech, provides colour, structure and privacy throughout the seasons. Beyond the garden lies the detached double garage and generous driveway, accessed via a private gate.

Beautifully presented throughout and occupying one of the finest positions within the development, this exceptional home offers an increasingly rare combination of generous living space, mature landscaped gardens, outstanding parking, and delightful open views. It is a property that effortlessly balances practical family living with an enviable lifestyle setting, making it a truly special place to call home.

Shilbottle is a charming and well-established Northumberland village,

ideally positioned just a few miles inland from the picturesque coastal town of Alnwick and within easy reach of the stunning Northumberland coastline. Offering a welcoming community atmosphere, the village provides an appealing balance of peaceful rural living with excellent accessibility to nearby towns and amenities.

The village benefits from a range of everyday facilities, including a popular village shop, public house, first school, village hall and recreational spaces, while the historic market town of Alnwick offers an extensive selection of supermarkets, independent shops, cafés, restaurants, leisure facilities and highly regarded schools.

Surrounded by beautiful open countryside, Shilbottle is perfectly placed for those who enjoy walking, cycling and exploring the great outdoors. The nearby coastline boasts some of the country's finest sandy beaches, while local attractions including Alnwick Castle, Alnwick Garden and the picturesque villages of Alnmouth, Warkworth and Craster are all within easy reach.

Excellent road links via the A1 provide convenient access both north and south, making commuting to Morpeth, Newcastle upon Tyne and Edinburgh straightforward. Mainline rail services are also available from nearby Alnmouth, with direct connections to Newcastle, Edinburgh and London.

Combining village charm, a strong sense of community and an enviable location close to both coast and countryside, Shilbottle continues to be a highly desirable place to call home.

Tenure: Freehold

Council Tax Band: D £2566.77

EPC: C

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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

- Floor plans coming soon
- Exceptional four-bedroom semi-detached family home
- Prime position overlooking an attractive green
- Far-reaching views towards the Northumberland coastline
- Elegant dual-aspect sitting room with French doors
- Beautifully refitted shaker-style kitchen with quality Neff appliances
- Utility room and ground floor cloakroom
- Principal bedroom with fitted wardrobes and en-suite
- Three further generous bedrooms
- Landscaped gardens designed for entertaining and relaxation
- Detached double garage and generous double driveway
- Composite entrance door
- UPVC double glazing
- Gas central heating
- All mains services connected

Contact Us

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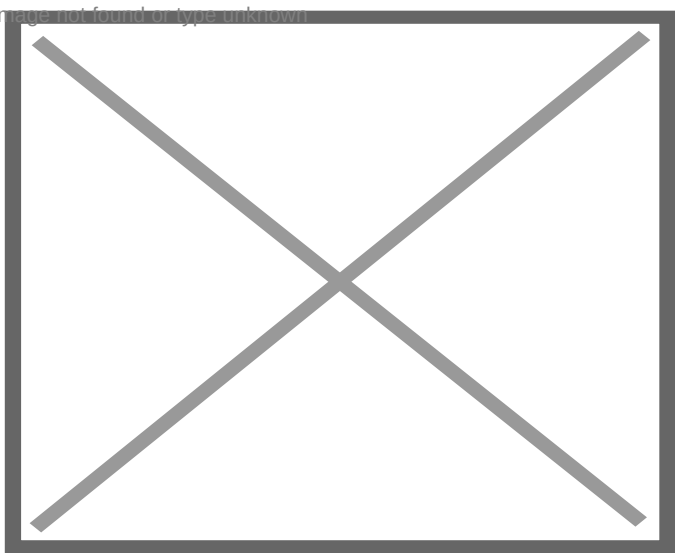


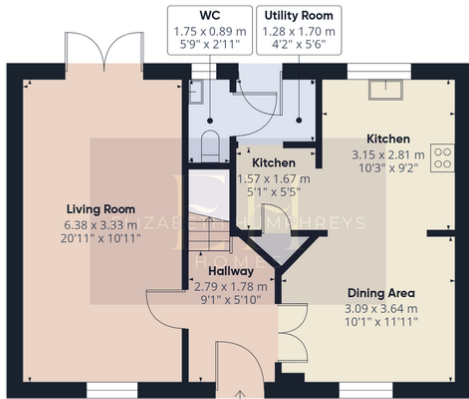




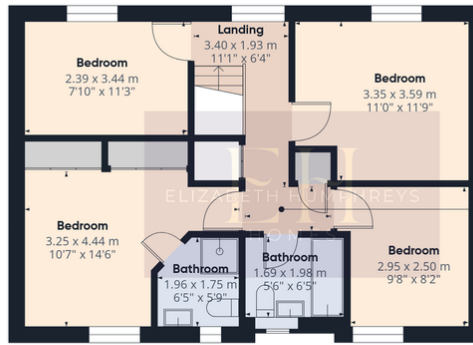
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

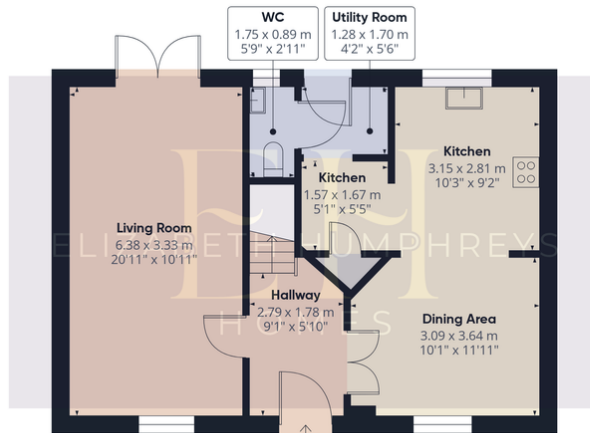


Approximate total area⁽¹⁾
136.9 m²
1473 ft²

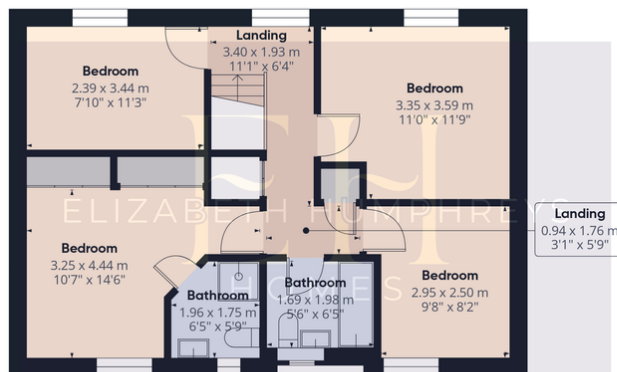
(1) Excluding balconies and terraces

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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Ground Floor Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
108.2 m²
1164 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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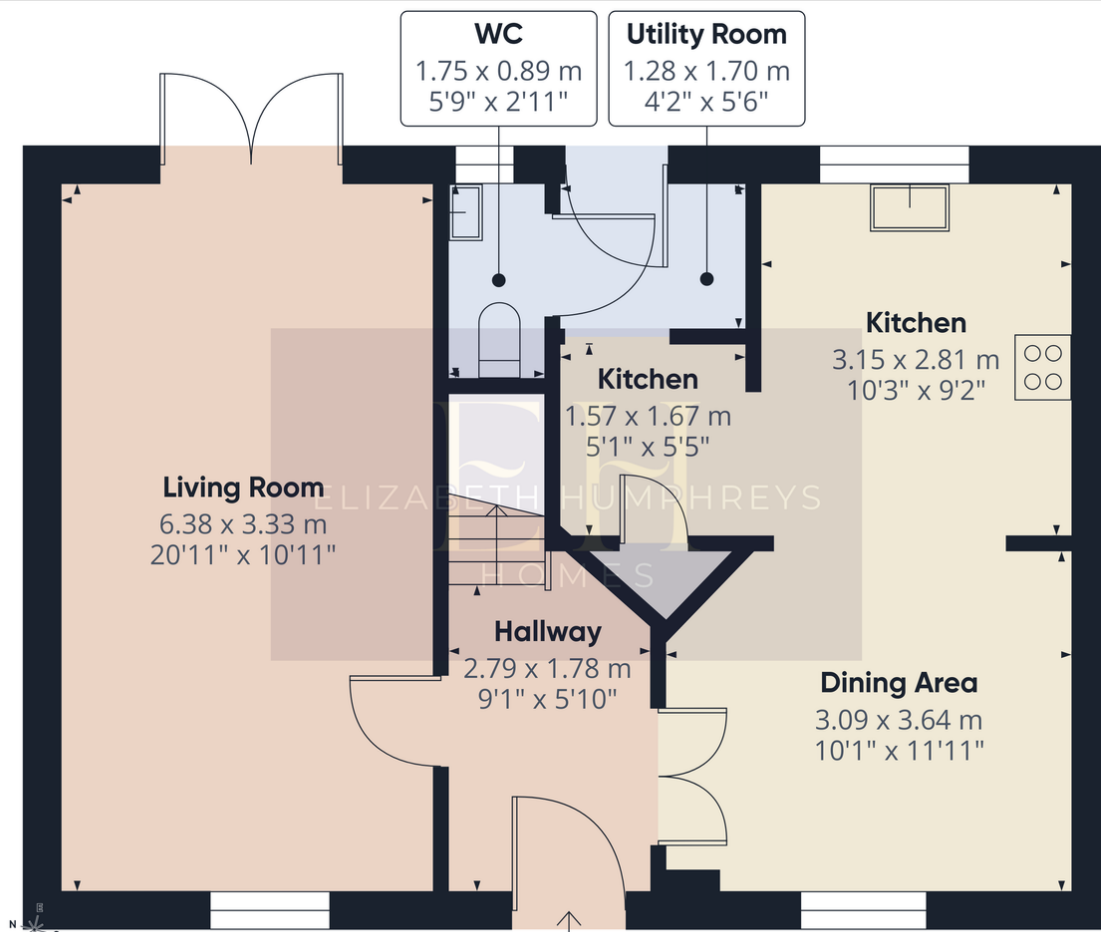


Approximate total area⁽¹⁾
55.2 m²
594 ft²

(1) Excluding balconies and terraces

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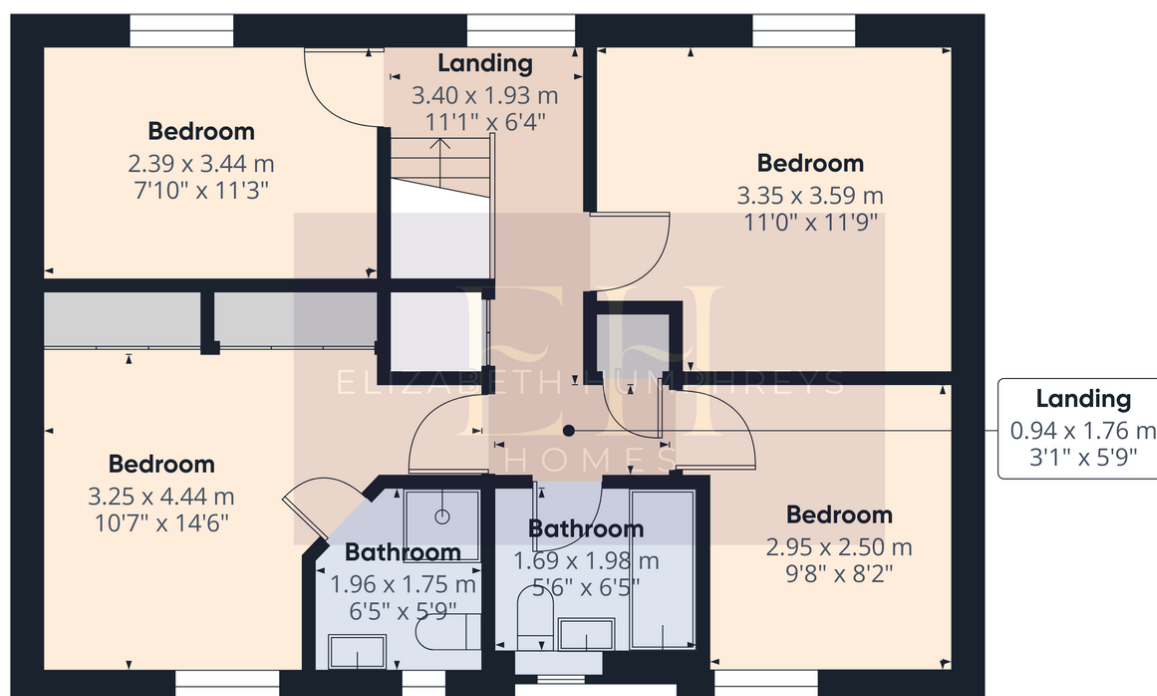


Approximate total area⁽¹⁾
53 m²
570 ft²

(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⁾
28.7 m²
309 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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Ground Floor Building 2