

# Farriers Rise

Offers Over £210,000



## Full Description

A family-friendly home located on a much sought after estate and with a beautiful vista over the cherry blossom green to the front. Elizabeth Humphreys Homes are delighted to welcome to the market this 3 bedroomed detached property located in the village of Shilbottle. This home features a cottage style front garden and a landscaped rear garden, uPVC windows and a composite front door, gas central heating and all the other usual mains connections. This lovely property boasts spacious driveway parking leading to a double garage at the rear which is highly desirable.

Shilbottle is a thriving former mining village enjoying the benefit of a rural community but with easy access to a greater range of facilities nearby in Alnwick. The village has a small range of amenities including village store, chemist, Primary School, a leisure complex with pool, gym, spa and beauty facilities, a public house, a restaurant and take-away and a well-used community centre. There is a regular bus service to Alnwick, Amble, and Newcastle. The East Coast Mainline is only a short five-minute drive from the village offering easy access to a variety of different locations including Newcastle and Edinburgh City centre.

The front door opens into an internal hallway with two main doors leading

off and stairs ascending to the first floor. You are immediately impressed by the sense of light and airiness offered by the beautifully decorated living spaces. Dark-coloured Karndean flooring creates a stunning look and works in harmony with the white internal doors creating a sleek and stylish look.

Bathed in natural light courtesy of a large window to the front and a pair of French doors leading out to the garden the lounge is an inviting room in which to spend time with family and friends. The forest-themed feature wall is stunning and mirrors the green and open aspect to the front and a gas feature fireplace forms an attractive focal point. With attractive coving, the dining room is a spacious room taking advantage of the vista to the front: the cherry blossom trees form a beautiful view to enjoy whilst dining. There is convenient access to the cupboard beneath the stairs.

The kitchen offers a good number of wall and base units with a light-coloured door complemented by a granite effect work surface and rustic-coloured harlequin splash back tiling. In terms of fitted equipment, there is a four-burner gas hob beneath a built-in extractor fan, an under bench electric oven, a bowl and a half stainless steel sink and a full-sized dishwasher. The floor is fully tiled which creates a practical and stylish finish. A window overlooking the rear garden allows for natural light with additional lighting by way of ceiling spotlights. A door leads into a laundry room where the gas boiler is housed for ease of access and which offers plumbing and space for a washing machine and space for a fridge-freezer. A door provides external access to the rear garden and a further door opens to a ground floor WC which is a superb asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button and a pedestal wash hand basin with a neutral splash back tile behind.

Taking the stairs to the first floor, the good-sized landing with loft access above opens out to three bedrooms, two bathrooms and a cupboard housing the hot water cylinder.

The primary bedroom, benefitting from replaced en-suite facilities, is a large double room with a view to the front of the property of the open green with, at present, the gorgeous cherry blossom trees in bloom. There is a double sized built-in wardrobe offering excellent storage. The en-suite comprises a large corner shower cubicle with a shower within, a wood look vanity unit with a sink on top, a matching unit adjacent with a concealed cistern toilet with a push button behind, a wall mounted mirror, an extractor fan, ceiling spotlights and a chrome heated towel rail. The space has been finished with chocolate-coloured wet walling and laminate tyle-effect flooring creating a warm and stylish look.

Bedroom 2 is another good-sized double with a window capturing those lovely views to the front. This room also offers a built-in wardrobe.

Bedroom 3 is a large single room taking advantage of views to the rear. There is plenty of space for a variety of storage options.

The family bathroom comprises a white bath, a close coupled toilet with a push button, a pedestal wash hand basin, two fitted mirrors and a radiator ensures added comfort. The space has been finished with Karndean type



flooring which works in harmony with the neutral white wall tiles. A window allows for natural light with additional lighting by way of ceiling spotlights.

The landscaped rear garden offers a patio in which to sit and relax during the summer months and a lawned area providing an alternative sitting area. Cottage style borders frame the lawn creating a pleasant look. A gate leads to the driveway and double garage at the rear. One garage door is an electric up and over door adding convenience and power and lighting is also available.

Tenure: Freehold:  
Council Tax Band: C £  
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

- No chain
- Double garage
- Double driveway
- Ensuite
- Utility
- Ground floor WC
- Light and spacious

## Contact Us

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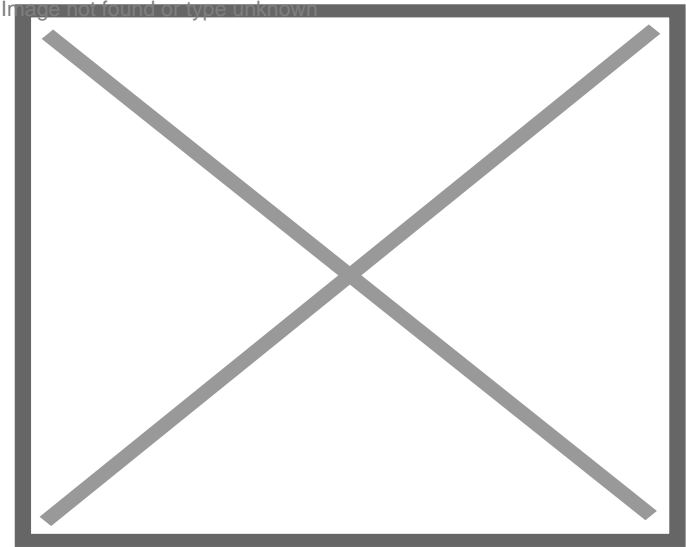


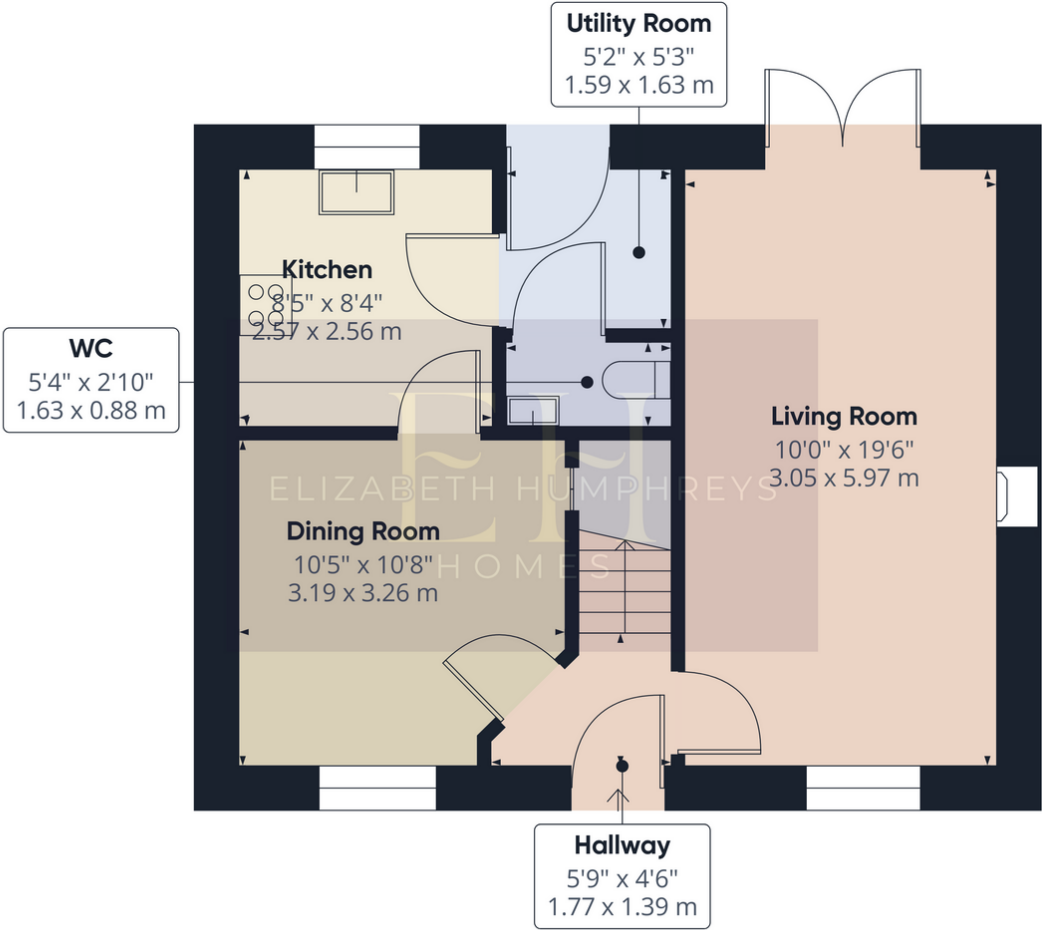






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





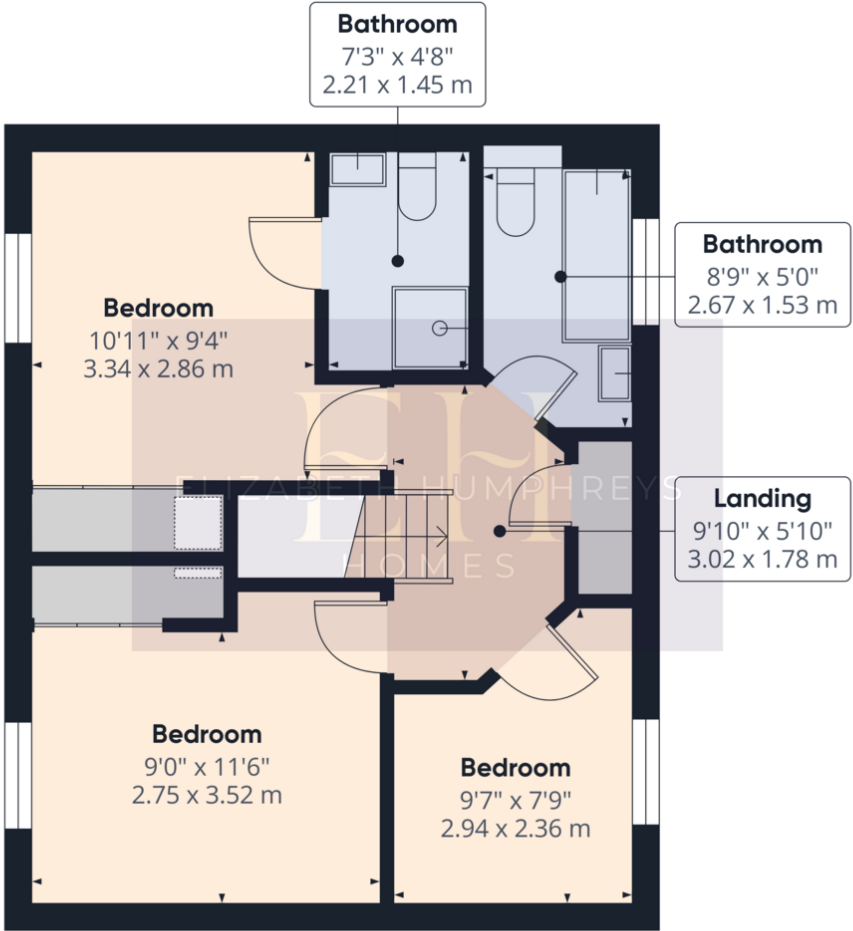
Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
463 ft<sup>2</sup>  
43 m<sup>2</sup>

(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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Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
438.84 ft<sup>2</sup>  
40.77 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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Approximate total area<sup>(1)</sup>  
310.65 ft<sup>2</sup>  
28.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 2