

# Glebe House, West Thirston, Northumberland

Offers Over £450,000



## Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this unique and impressive stone-built 4 bedroomed 2 bathroom family home located in the Northumberland village of West Thirston. The property, being sold with no chain, benefits from fabulous cottage-style wrap-around gardens, plenty of driveway parking leading to an integral single garage, wooden windows and doors, cottage-style wooden internal doors, mains gas central heating, and all the other usual mains connections. This incredibly attractive, sociable and comfortable family home occupies a beautiful position making it one of the most sought-after properties in the locality.

West Thirston and Felton offer a wide range of family friendly well used local amenities including the village First School and a private Nursery, General store and Post Office, 'Gallery 45' Art gallery, 'Northumberland Arms' public house and restaurant, The Running Fox artisan bakery with famous cafe, 'Foxes Den' bar and Microbrewery, There is a gym in the village hall which can be used 24hrs a day using an entry code. The village has its own local newsletter 'The Bridge'. A bus service still runs through the village and there is a local village show once per year.

The wooden front door opens into an internal hallway, with wooden

flooring, and stairs ascending to the first floor. A door provides beneficial access into the garage, with an up and over door, which houses the oil boiler for ease of access.

A wood and glass door opens into the central hallway which offers convenient access to the kitchen. There are a good number of wall and base units with a duck-egg blue coloured door complemented by a solid wooden work surface. In terms of fitted equipment, there is an eye-level oven-grill, a Belfast sink with a free-standing brass-look tap above, a four-burner gas hob with splash back tiling behind and an extractor fan above and there is plumbing and space for a dishwasher. Furthermore, the kitchen benefits from a pantry which offers excellent additional storage space. A window overlooking the side of the property allows for natural light.

A door opens into the stylish dining room, with a ceiling rose and coving, and a pair sliding doors which lead into a conservatory to the rear and a pair of French doors which provide access to the lounge: ideal for free flow of movement when entertaining and holding parties.

Constructed in wood, the conservatory, with a fully tiled floor and attractive exposed stone wall, is a beautifully light and bright space in which to relax and enjoy the garden views. A pair of French doors open onto a patio ideal for al fresco dining during the warm summer months.

Bathed in natural light courtesy of three windows, the lounge is an inviting space in which to spend time with family and friends whilst you enjoy garden views entering from every angle. A fireplace, with a beautiful cast iron insert, tile surround, slate hearth, wood mantle and mirror above forms an attractive focal point and the space is finished with a sumptuous carpet adding comfort as you move throughout. The addition of a ceiling rose, coving and dado rail to most walls adds charm and elegance.

Another wooden door opens to the utility room, with vinyl flooring, which offers a single bowl stainless steel sink, bench space and a wall cabinet. There is space and plumbing for a washing machine and space for a tumble dryer. A door provides external access, and a window allows for natural light. Adjacent is the conveniently located 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 behind and wall hung hand wash basin with an attractive splash back tile. Natural light enters via a window to the rear.

The rear hallway extends further to incorporate a good-sized storage cupboard before a wood and glass door leads through towards the ground floor double bedroom benefiting from a walk-in cupboard and en-suite facilities. This beautiful and relaxing bedroom boasts stunning garden views via a large window allowing plenty of natural light. The en-suite comprises a corner bath with Victorian style copper-coloured taps with a shower accessory, a corner shower cubicle with an electric shower within, a Heritage-style pedestal wash hand basin and a close coupled toilet with a push button to the side. A window to the rear allows for natural light and illuminates the attractive tiling which finishes the space perfectly.

Taking the stairs to the first floor, the landing opens out to three bedrooms

and the family bathroom. The landing, with an exposed beam and a Velux window, is wonderfully spacious and orientated as such to create two distinct areas which could be utilised in many ways: a yoga space, office spaces or a place to read or play music.

Bedroom 2 is a large light and bright double room with a semi-vaulted ceiling and a window taking advantage of views to the side of the property. There are two large storage cupboards within the eaves.

Bedroom 3 is a spacious double room with a semi-vaulted ceiling. This restful room overlooks the garden and offers built in eaves storage.

Bedroom 4 is an impressively sized single room overlooking the rear of the property and capturing views over the village itself. The semi-shaped ceiling adds character to this light and airy room.

Capturing glorious views over Felton, the spacious family bathroom comprises a Heritage suite with a pedestal wash hand basin with chrome taps, a close coupled toilet with a push button, a white bath with beautiful taps and a separate shower over. The space is tiled around the bath, shower and toilet areas creating a crisp and fresh finish. The room would accommodate a separate shower if you so wished due to the generous room size. An electric light adds to the brightness.

Externally, the wrap around gardens ooze cottage style planting and are beautifully relaxing and tranquil, the ideal space in which to unwind whilst you observe the wildlife and birds and enjoy the lovely village scenery. The garden is both productive with its lovely greenhouse and stunning with various cottage style planted areas a wonderful oasis of a house and hidden garden.

Tenure: Freehold  
Council Tax Band: F, £3,466.54  
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

- Garage
- Driveway parking
- Stunning gardens
- Lovely views
- Light and spacious
- No chain
- One not to be missed

## Contact Us

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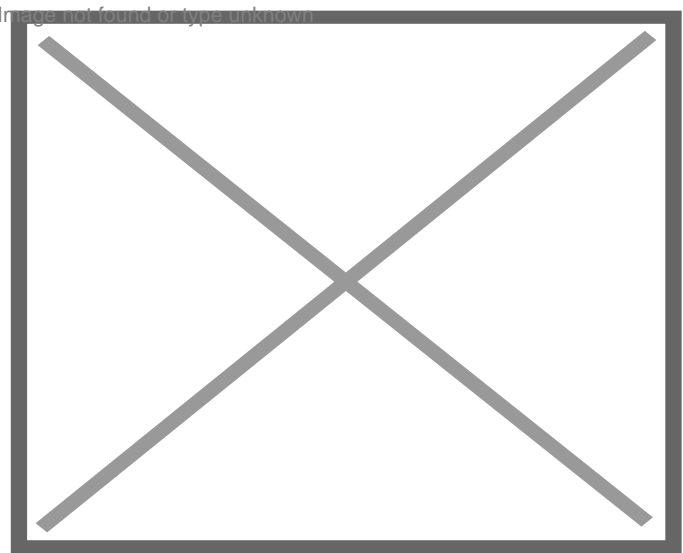


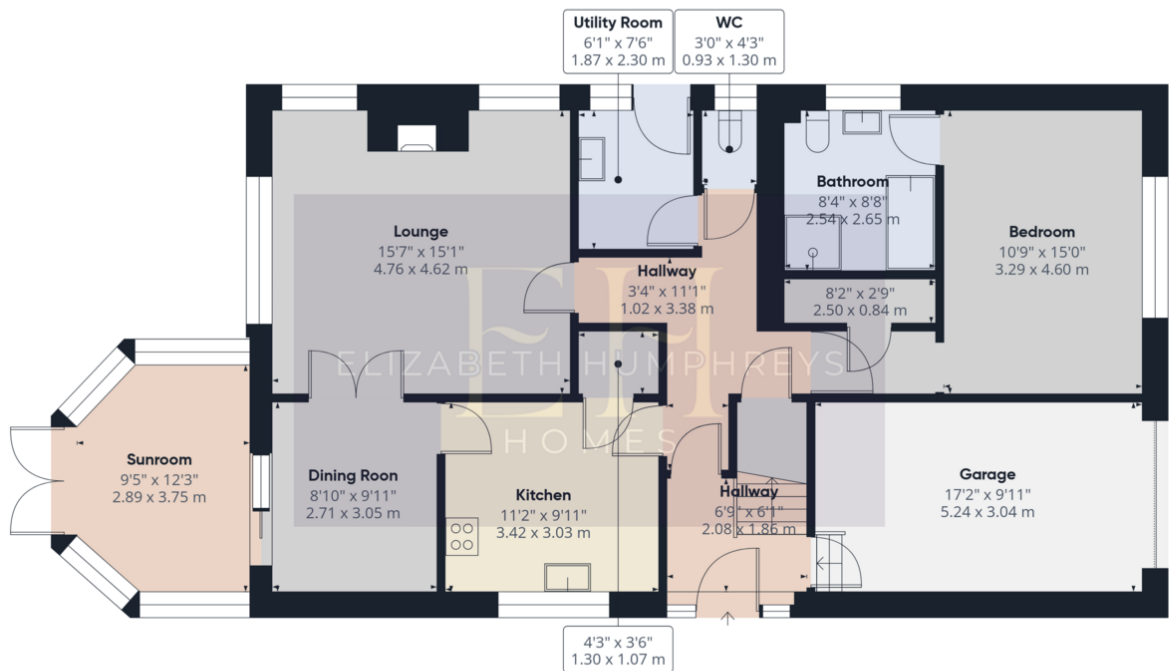




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





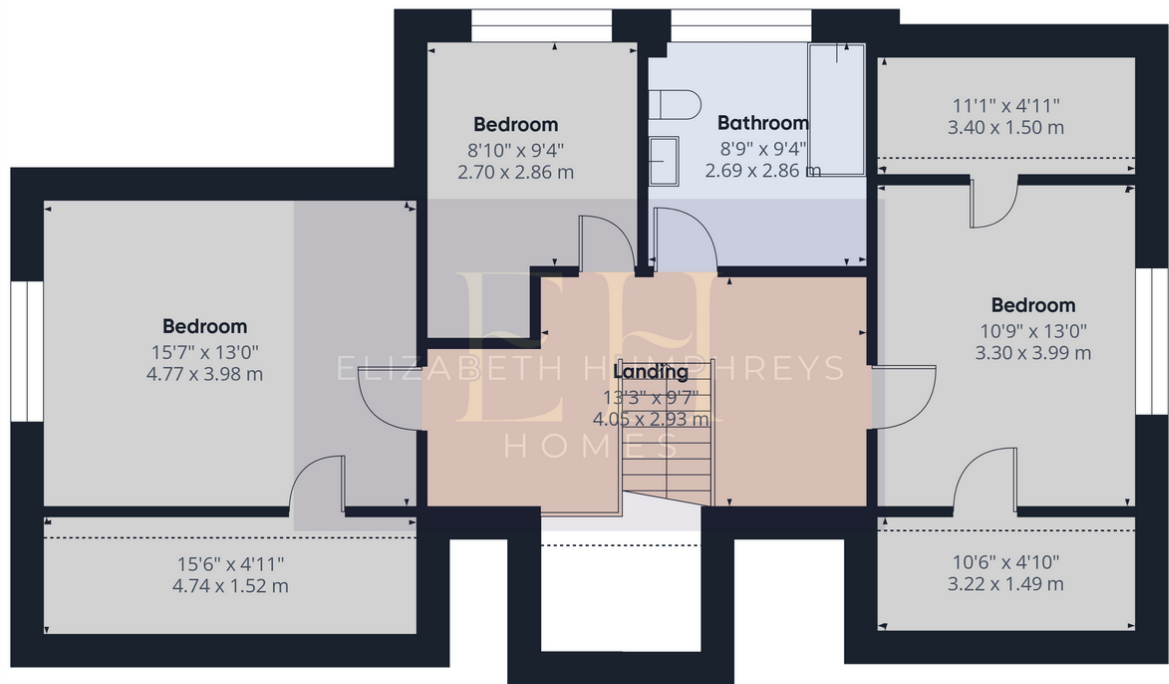
Ground Floor

Approximate total area<sup>m</sup>  
1208 ft<sup>2</sup>  
112.1 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

Approximate total area<sup>m</sup>  
854 ft<sup>2</sup>  
79.2 m<sup>2</sup>

Reduced headroom  
144 ft<sup>2</sup>  
13.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
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