# Golden Close, Ellingham, Chathill, Northumberland

## Offers Over £260,000



### Full Description

A significantly upgraded property offering stylish countryside living boasting glorious views. Elizabeth Humphreys Homes are delighted to bring to the market this beautiful 3 bedroomed semi-detached property located in the rural Northumbrian village of Ellingham. The property benefits from uPVC windows and composite doors, a re-felted slate roof, a replaced kitchen and bathroom, a beautiful country cottage style garden, a solid fuel wood burner facilitating the central heating and hot water, solar roof panels, and all the other usual mains connections.

Ellingham is situated a few miles from the stunning Northumbrian coastline and the villages of Bamburgh, Beadnell and the vibrant fishing town of Seahouses. The coastline provides a perfect place to walk along the beach and dunes, to spot a whole host of wildlife and to enjoy the unparalleled views of the impressive castles of Bamburgh and Dunstanburgh or take a boat excursion to The Farne Islands. The historic market town of Alnwick is 10 minutes away and is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of the Alnwick Castle and Garden. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure

centre to name but a few. From Ellingham access to the A1 is a few minutes away taking you south to Newcastle and north into Scotland.

The front door opens into an internal hallway, finished with natural wood-toned LVT flooring. Stairs, with storage beneath, ascend to the first floor illuminated beautifully by natural light entering from two windows on the landing.

Country cottage in style and bathed in natural light courtesy of a window to the rear and one to the side, the replaced kitchen offers a good number of wall and base units with a racing green coloured solid wood door with a black handle complemented by a slimline granite work surface with a matching upstand and high level splash back behind the hob and designer looking black glass extractor fan. There is a black Astracast sink dropped into the work surface with a Quooker tap fitted, a four-burner induction hob, an under-bench oven and grill, a fully integrated slimline dishwasher, fridge freezer and washer-dryer machine. The space is finished with a grey Victorian style radiator and black switches and sockets all of which add charm and appeal.

Another original door opens into a beautiful dual aspect lounge-diner with French doors to the rear and a large window overlooking the front. There are built in shelves and cupboard storge to either side of the exposed stone fireplace, housing the solid fuel wood burner, which forms an attractive focal point and there is plenty of space to sit and dine before the French doors which open into the rear garden facilitating free flow of movement between indoor and outdoor living.

Taking the stairs to the first floor, the landing opens out to three bedrooms and the family bathroom. Loft access is available.

The principal bedroom is a spacious light and bright double room with a coombed ceiling. The window takes advantage of glorious views over open countryside: truly idyllic. There is a good-sized cupboard which offers beneficial storage in addition to housing the hot water cylinder.

Bedroom 2 is a spacious double capturing gorgeous views to the rear of the property. The coombed ceiling adds character to this well presented and restful room.

Bedroom 3 is a neutrally decorated single room with a view to the front of the property.

The family bathroom has been refitted to offer a boutique hotel designer feel and the turquoise-coloured hexagonal tiles add further elegance in addition to the illuminated niches which are a beautiful feature. The suite comprises a gorgeous grey hand wash basin with a brass-coloured tap above, a RAK concealed cistern toilet with a push button plate behind, a white bath with a waterfall shower head behind a glass screen and a black hexagonal heated towel rail ensures added comfort. The mirror comes with an integrated Bluetooth speaker. A window allows for natural light.

Externally, the front garden is mainly laid to lawn with cottage style borders adding colour and texture. The blossom trees are stunning. A path leads to the side of the property and opens into the rear garden which is a lovely

outside space. A stone paved patio extends the width of the property with a couple of steps ascending to the main garden which offers a combination of well-placed seating areas and a variety of mature borders. There is a potting shed, poly tunnel and raspberry canes all of which are ideal for the green fingered gardener. Beyond the garden the countryside views can be enjoyed whilst relaxing at the end of the day with a glass of wine or when entertaining family and friends during the warm summer months.

Tenure: Freehold
Council Tax Band: B, £1,955.22 for the 2026/27 financial year
EPC: D

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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

- Spacious front and rear gardens
- Views
- Walk to the village pub
- Close to the coast
- Lovely light well cared for home
- Productive rear garden
- Sought after village location
- Woodburner
- Replaced kitchen and bathroom

## Contact Us

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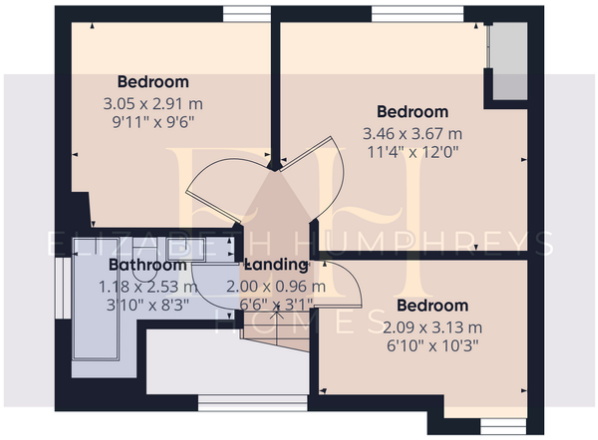




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Ground Floor




Floor 1

**Approximate total area**(1)

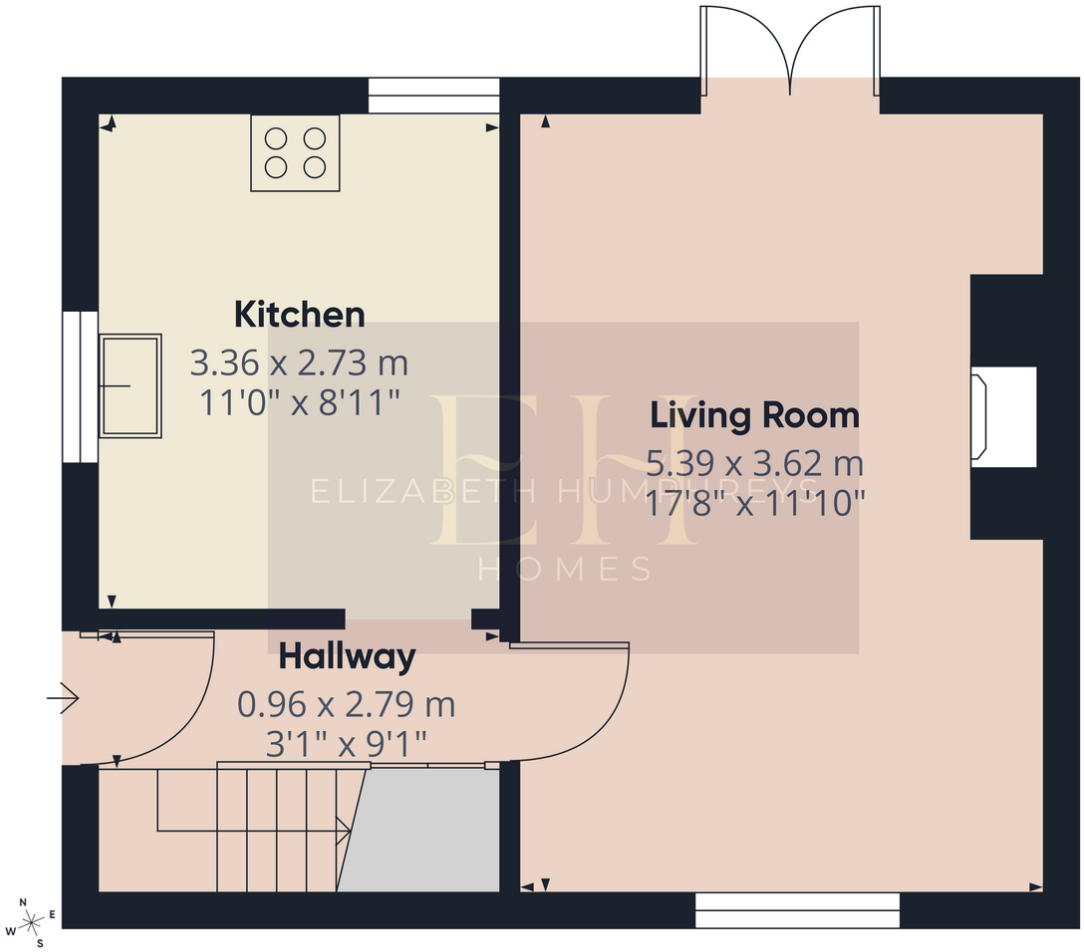
67.3 m²

725 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

**Approximate total area**(1)

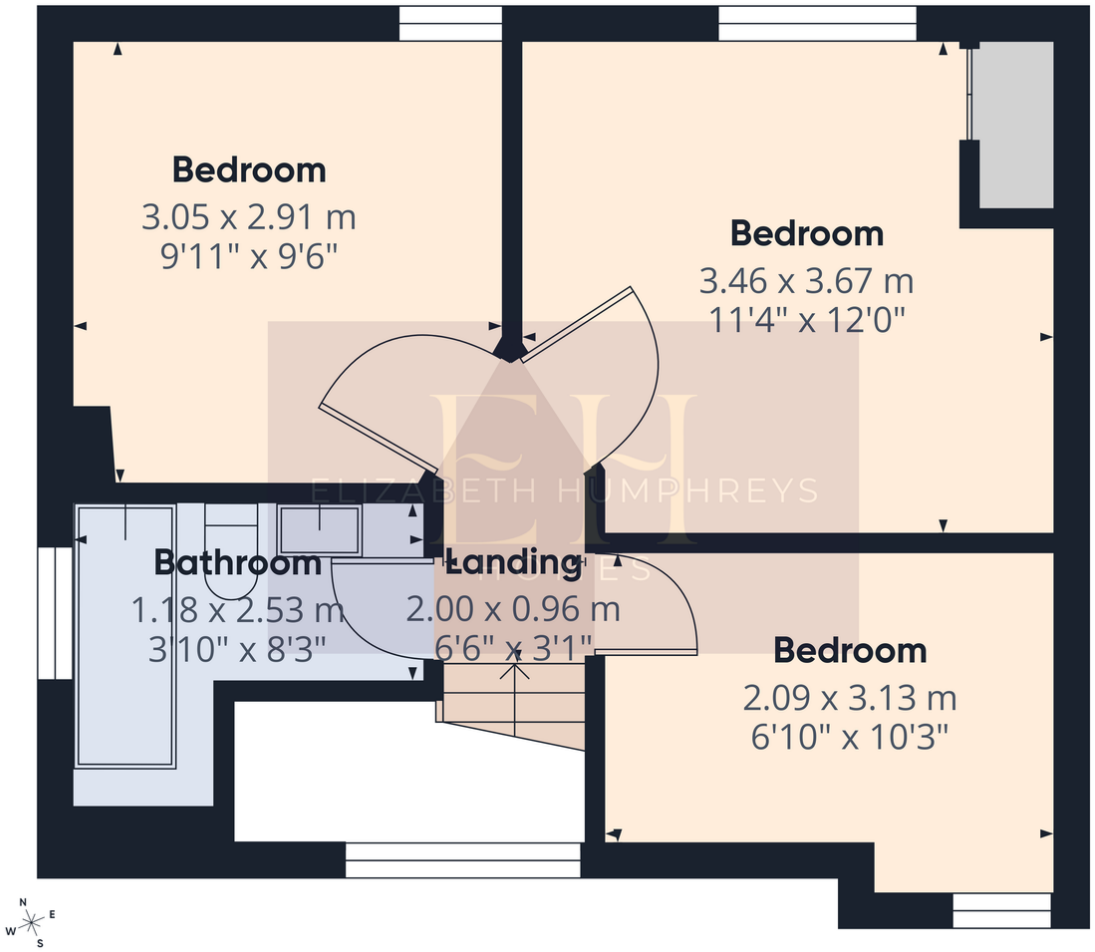
33.9 m²

365 ft²

(1) Excluding balconies and terraces

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Floor 1

Approximate total area(1)

33.4 m²

360 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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