Greensfield Farm Cottages, Greensfield, Alnwick, Northumberland

OIRO £150,000



Full Description

This property is the perfect opportunity to create the home of your dreams. Elizabeth Humphreys Homes are delighted to welcome to the market this 3 bedroomed cottage located very near the Northumberland town of Alnwick. In need of modernisation, the property benefits from a large rear garden, countryside views, uPVC windows and wooden doors, gravelled driveway parking to the front,

Alnwick is a town brimming with history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. The town benefits from excellent transport links with frequent buses between Berwick, Morpeth and Newcastle and is a short drive to Alnmouth train station and, as it is situated just moments from the A1, it is perfect for those needing to commute. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets.

The front door opens into an internal hallway with stairs ascending to the first floor and one main door opening into the living-dining room.

Bathed in natural light courtesy of a large window overlooking the fields to

the front of the property, the lounge is an open room in which to relax with family and friends. There is plenty of space to accommodate a range of comfortable furniture before a fireplace with a wood burning stove set upon a hearth with a wooden mantle over which forms an attractive focal point. The alcove to one side offers shelving space and to the other a cupboard which houses the immersion heater. There is access to a substantial cupboard beneath the stairs which is ideal for larger domestic appliances.

A step-down leads to the kitchen-diner which extends the width of the property. Three windows, with deep sills, capture views to the rear of the property in addition to allowing a wealth of natural light to circulate. There is plenty of space to sit and dine. The kitchen offers a good number of wall and base units with wood-look shaker style door complemented by a contrasting laminate work surface. There is an under-bench oven, an electric hob beneath a chimney style extractor fan and a single bowl stainless steel sink. The space is finished practically with a tiled floor, and a wooden door provides external access to the rear garden.

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

The principal bedroom is a large double room with a window taking advantage of views to the rear. This light and bright room offers substantial storage options and features a chimney breast which adds character. The floorboards could be stripped back to create another appealing feature.

Bedroom 2 is a spacious double room with a view over open fields and countryside. This room also offers a built-in cupboard offering excellent storage potential and features floorboards which could be stripped back as in the principal bedroom.

Bedroom 3 is a single room which benefits from views of open countryside to the rear of the property. This is another light and bright room.

The family bathroom overlooks the rear of the property and comprises a bath with an electric shower over, a close coupled toilet, a pedestal wash hand basin and a radiator ensures added comfort. There is a beneficial storage cupboard at the foot of the bath ideal for the tidy storage of bathroom accessories.

To the rear of the property, the garden is extensive. There is a paved area which is ideal for enjoying al fresco dining with family and friends. This leads to a lawn which is fenced to one side and showcases a range of mature shrubs and planting which forms a pleasant backdrop. There are two storage spaces: one stone-built and the other constructed from wood both offering useful places to house outside accessories.

Tenure: Freehold
Council Tax Band: A £1763.08 for the 26/27 Financial year
EPC: E

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both

sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.
For sellers, the cost of these checks is included within our marketing fee, with no additional charge.
For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

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

- In need of modernisation
- Large garden
- Good transport links
- Stone home
- Spacious rooms
- Kitchen diner

Contact Us

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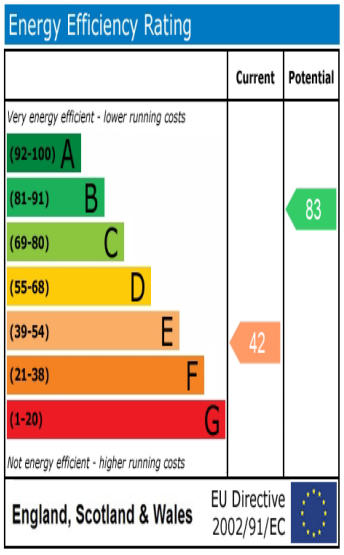












Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
42
83
England, Scotland & Wales
EU Directive 2002/91/EC

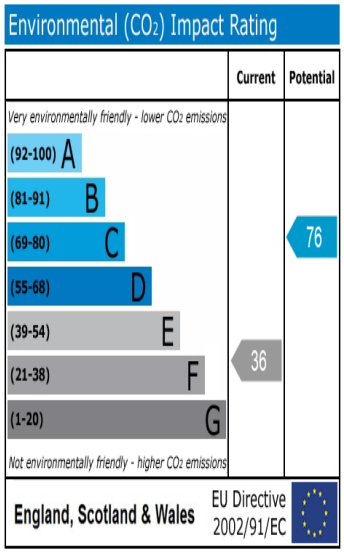
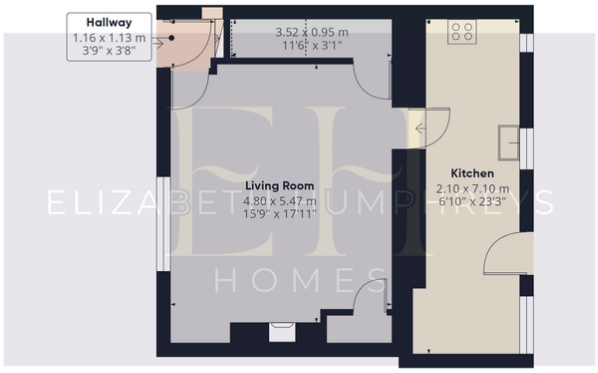
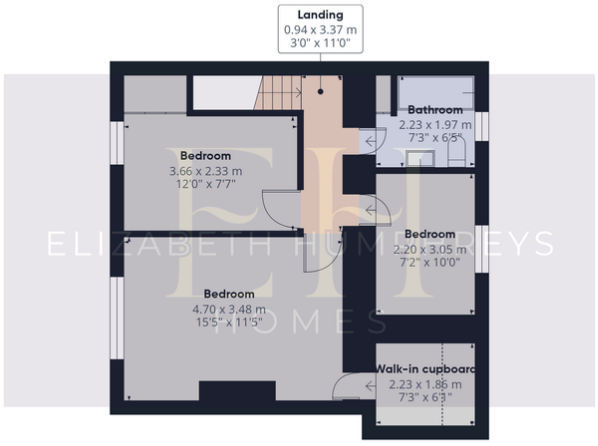

Environmental (CO2) Impact Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
36
76
England, Scotland & Wales
EU Directive 2002/91/EC

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Ground Floor



Floor 1

Approximate total area(1)

92 m²

990 ft²

Reduced headroom

2.7 m²

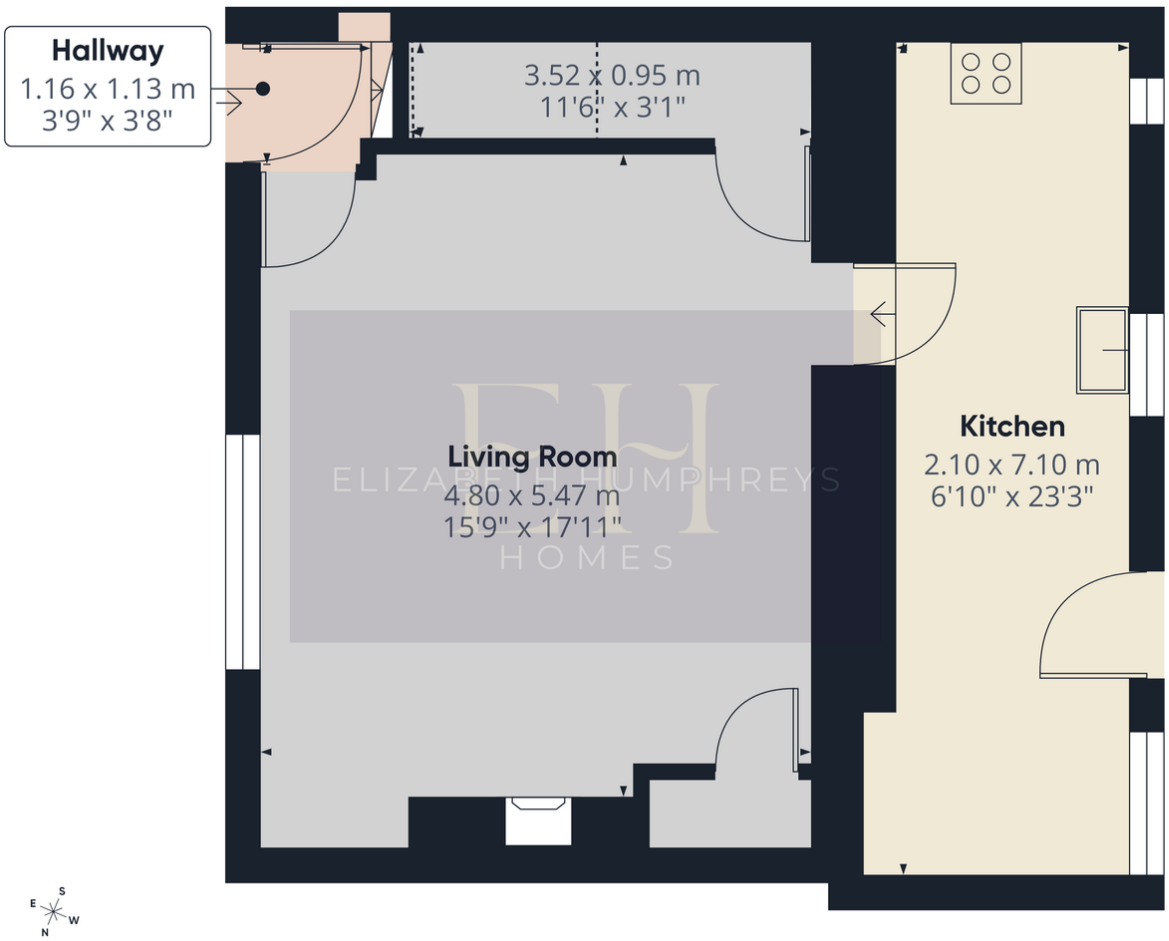
29 ft²

(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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Ground Floor

Approximate total area(1)

48 m²
517 ft²

Reduced headroom

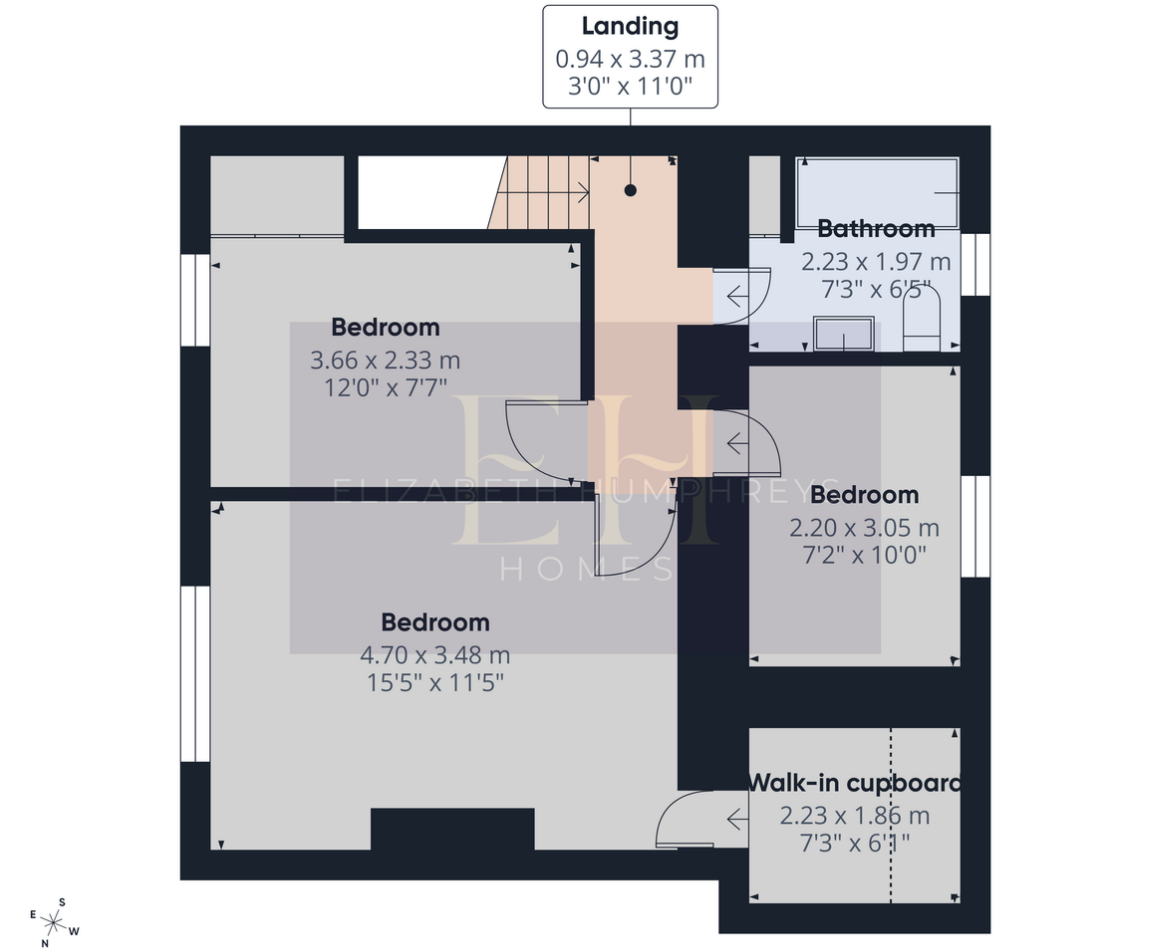
1.4 m²
15 ft²

(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

Approximate total area(1)

44 m²
473 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

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

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