

Holly Cottage, Lane Head, Felton, Morpeth, Northumberland

£350,000



Full Description

A fabulous 2-bedroom barn conversion perfectly placed to enjoy country living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous property located on the periphery of the Northumberland village of Felton. The property benefits from parking for 3 cars and a caravan, leading to a single garage, an attractive courtyard entrance, an impressive and large rear garden with a robotic i Mow lawn mower. Mains gas central heating and only a 15 minute drive to the coast. This attractive and comfortable home is one not to be missed.

Felton is situated just off the A1 and is a historic village full of charm and character. The fabulous Northumberland Arms pub and the renowned Running Fox Café and Bakery are only minutes away and serve some of Northumberland finest produce including artisan breads, pies and cakes. There is also a village shop and post office and doctors surgery. A few miles away is the championship golf course at Burgham Park Golf and Leisure Club but if golf isn't to your taste then there are plenty of stunning walks around the villages as well as areas of the Coquet which are considered a fishery of national importance.

You are immediately impressed by the cart arch, with a pair of uPVC doors

forming the front door of this stunning property. The doors open into the hallway which showcases tiled flooring and a large exposed stone wall. Various doors lead off and the cloaks cupboard presents good storage.

The spacious and attractive lounge is flooded by natural light entering via a large picture window overlooking the rear garden. The vaulted ceiling adds to the charm of this inviting space and a door opens out to the rear garden. A cream enamel multifuel burner forms an attractive focal point.

An oak and glass door opens to the kitchen-diner which is a superbly sociable area. The dining-living space, with tiled floor, offers plenty of room to sit and dine with additional space to relax and enjoy the beautiful rear garden. A pair of French doors open into the garden creating a seamless transition between indoor and outdoor living, and the patio is the perfect place to enjoy the alfresco dining experience. The well-equipped kitchen offers plenty of wall and base units with a light-coloured shaker-style door complemented by a black granite work surface. There is an AEG induction hob beneath a built-in extractor fan, an eye-level NEFF double oven between two large deep cupboards, corner carousels, a herb and spice pull out, and a bowl and a half Shaws ceramic sink underneath a window which adds further light and opportunity to enjoy views of the rear garden.

An oak and glass door opens to a useful utility room, with matching floor tiles, which offers further wall and base units, plumbing and space for a washing machine and tumble dryer, a gas free-standing cooker, plumbing and space for a dishwasher, a full height fridge, a full height freezer, and a single bowl stainless steel sink. The gas boiler is housed here for ease of access, two windows allow for natural light, and a door opens to the rear garden.

The family bathroom offers the ultimate bathing experience. The suite comprises a double-ended freestanding white bath, a shower cubicle with shower, his 'n' hers sinks with matching mirrors and lights above, and a close-coupled toilet. The space is fully tiled, illuminated beautifully by the natural light entering from the Velux window with further lighting by way of spotlights within the low maintenance ceiling.

The hallway continues up two steps and past a window for natural light, to the bedroom accommodation. Both rooms ooze a sense of peace and tranquillity.

The primary bedroom is a spacious double with three built-in wardrobes with attractive oak doors. The window seat is the perfect place at which to sit and enjoy the stunning views over the courtyard to the front and over open countryside beyond.

Bedroom 2 is a large double room taking full advantage of the glorious views to the rear of the property.

Significant in size, the rear garden is a real gardeners paradise. Partly fenced and partly hedged for privacy and with a good-sized patio area, this outside space is ideal for relaxing and unwinding from the hustle and bustle of the day. The more formal area of the garden flows freely into a wildlife garden at the foot which provides the opportunity for an abundance of nature to visit. There are 3 useful garden sheds which are the ideal

place to house the garden accessories needed to tend the raised planters and cottage-style borders. Opposite, there is an elevated decked area, with a pergola, creating the perfect space for entertaining family and friends during those warm summer months.

EPC: D

Council Tax Band: E, £2,860.60

Tenure: Freehold

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

- Stone cottage
- Very well-presented
- Parking
- Large garden
- Garage
- Kitchen diner
- Spacious lounge
- Views over the garden
- Semi rural location
- Good transport links
- On the periphery of Felton village
- Gas central heating

Contact Us

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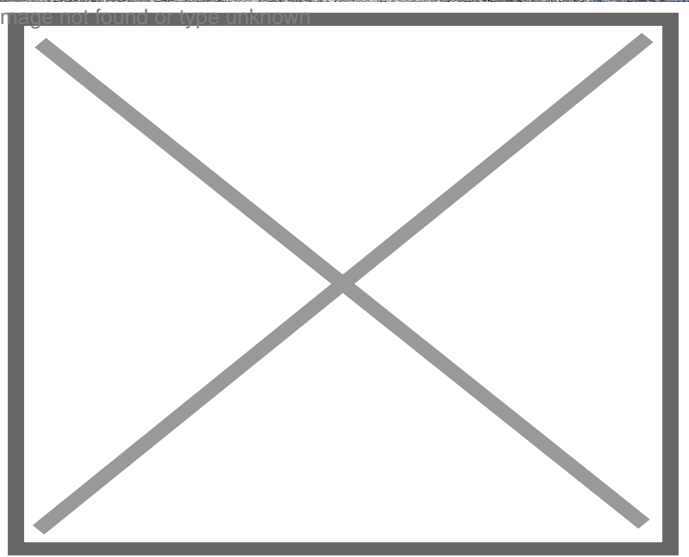






| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 100 |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy 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 | | 100 |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |





Approximate total area⁽¹⁾
1359.59 ft²
126.31 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

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