Home Farm Cottages, Swarland, Morpeth, Northumberland

Offers Over £325,000



Full Description

A Beautifully Characterful 1700s Cottage in the Heart of Swarland

Forming part of the original farm around which Swarland later developed, Home Farm Cottages is a wonderfully atmospheric three-bedroom sandstone home believed to date from the 1700s. Rich in character yet exceptionally comfortable to live in, it combines exposed timbers, beautiful timber doors, a wood-burning stove and oak flooring with a generous country kitchen, principal bedroom with en suite and a remarkably private garden. Driveway to the rear and garage.

Swarland – A Village with Character and Community

Set amidst the beautiful Northumberland countryside, Swarland is a particularly appealing village with a rich history, a welcoming atmosphere and a wonderfully active community. With attractive surroundings and plenty happening locally, it offers an excellent balance between peaceful village living and a genuine sense of belonging.

At the heart of the village is Viner Park, home to the popular Nelson's café – a lovely meeting place for residents and visitors alike. Everyday

amenities include a first school, the Swarland Village Club and a particularly active village hall, which hosts an impressive variety of activities, from conversational French and archery to yoga and Qigong. The park also has a bowling green, tennis court basket ball court and a children's play park.

The village also has a caravan park with an associated pub, while a Saturday bus service provides an additional transport option.

Despite its peaceful rural setting, Swarland is conveniently positioned for motorists, with good access to both the A1 and A697, making travel across Northumberland and to the wider region straightforward.

Surrounded by open countryside, with a distinctive history and plenty of local character, Swarland has a charm that extends well beyond its attractive setting. It is a village where community life genuinely matters, making it a delightful place to call home.

Set around an attractive courtyard setting, the cottage has an immediate sense of history. Sandstone elevations and a particularly handsome timber entrance door set the tone, while the paved frontage is softened by planted borders and provides space to sit outside.

The property has double glazing throughout and LPG-fired heating, together with mains electricity, water and drainage. Fibre-to-the-cabinet broadband is also available, with the current occupiers reporting speeds in excess of 70Mbps.

A Cottage Full of Character

The wonderful timber front door opens into a central hallway, where quality oak flooring introduces the warm, natural character that continues through much of the ground floor.

To one side is the principal sitting room – a beautifully proportioned, almost square reception space enjoying plenty of natural light from its dual aspect. A wood-burning stove creates an inviting focal point and makes this a particularly appealing room for winter evenings, while there is ample space for substantial sofas and accompanying furniture.

Storage is unusually good for a cottage of this age. Built-in cupboards provide valuable everyday storage, with one housing the boiler and another currently accommodating an additional freezer. A further useful area has previously been used as a compact home office. French doors provide a lovely connection directly into the rear garden.

A Proper Country Kitchen

The kitchen and dining room is another highlight. At its heart is a quality John Lewis kitchen, arranged in a practical U-shaped configuration with substantial timber cabinetry and deep, dark granite work surfaces.

Storage is excellent, incorporating both wall and base cabinetry along with clever carousel solutions. There is provision for appliances, including a washing machine or dishwasher, together with a dedicated recess for a

fridge or fridge freezer. The kitchen opens naturally into a generous dining area, creating the relaxed country-kitchen atmosphere that suits this house so well. There is easily room for a six-seater dining table alongside additional freestanding furniture, making this as much a social room as a practical one. Windows, French doors and a Velux rooflight bring an abundance of daylight into the space, while traditional-style radiators – including a striking vertical radiator – complement the character of the cottage.

Three Individual Bedrooms

The bedroom accommodation is arranged in an interesting and characterful layout across two levels.

The principal bedroom is a particularly appealing suite, with ample room for a super king bed and additional furniture. Exposed timbers overhead are a lovely reminder of the age of the original building, while the adjoining area is currently used for freestanding wardrobes and dressing space. Double doors lead directly into the rear garden, and the bedroom also has the considerable advantage of its own en suite shower room. Finished with rich emerald-green stone-effect tiling around the shower, the en suite incorporates an electric shower, heritage-style pedestal basin, WC and heated towel rail. Another particularly useful area beneath the staircase has been cleverly utilised for a dressing table and could equally provide additional storage.

The third ground-floor bedroom is a comfortable single overlooking the square, It would also make an excellent home office or study for anyone not requiring three permanent bedrooms.

The upper floor reveals one of the cottage's most atmospheric spaces.

Set beneath a vaulted ceiling with exposed natural timbers, the upper bedroom has a wonderfully cosy, tucked-away quality. Velux rooflights and a low-level window bring in natural light, while the room itself is far more generous than might initially be expected, with space for a double or potentially king-size bed and accompanying furniture.

Bathroom

The main bathroom continues the traditional character of the house.

A generously sized bath has an electric shower above, complemented by a heritage-style pedestal basin and WC. A privacy-glazed window introduces natural light, while tiled flooring provides a practical finish.

Together with the principal bedroom's en suite, it gives this period cottage the useful advantage of two bath/shower facilities.

A Surprisingly Private Garden

The garden is perhaps one of the property's loveliest surprises.

Extending a considerable distance behind the cottage, it feels remarkably peaceful and secluded – the kind of garden where it is easy to forget that

you are in the heart of the village.

A paved terrace immediately adjoining the house provides an inviting place to sit outside, leading into a mixture of lawn, gravelled areas and established planting.

Flagstones create a pathway through the garden, with bamboo and other mature planting bringing greenery and privacy to the space.

The LPG tank is discreetly screened towards the rear, while the length of the garden provides plenty of opportunity for different seating, planting and entertaining areas.

A Piece of Swarland's Story

There is something particularly appealing about a home that predates much of the village surrounding it.

Believed to have formed part of the original farm at Swarland, Home Farm Cottages retains the wonderful irregularity and individuality one hopes to find in a property of this age.

The sandstone exterior, exposed timbers, substantial wooden doors with traditional latches, oak flooring and wood-burning stove provide the character, but importantly, this is not simply a picturesque old cottage.

There is a generous kitchen/dining room for modern family life, three versatile bedrooms, an en suite as well as a main bathroom, excellent storage and a genuinely lovely garden.

Historic, warm and wonderfully individual, this is a cottage with a real sense of place – and a home that feels every bit as special once you step through the door as it looks from outside.

Tenure: Freehold
Council Tax Band: C £2281.29
EPC: C

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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

- Beautiful three-bedroom sandstone cottage believed to date from the 1700s
- Believed to form part of the original historic farm at Swarland
- Wealth of character including exposed timbers, timber latch doors and oak flooring
- Generous dual-aspect sitting room with wood-burning stove and French doors
- Superb John Lewis country kitchen with granite worktops
- Spacious dining area with French doors and excellent natural light
- Characterful principal bedroom with en suite and direct garden access
- Atmospheric upper bedroom with vaulted ceiling and exposed timbers
- Exceptionally private, generous rear garden with terrace, lawn and established planting, driveway and garage.
- Double glazing, LPG heating and fibre-to-the-cabinet broadband

Contact Us

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Home Farm
Cottages







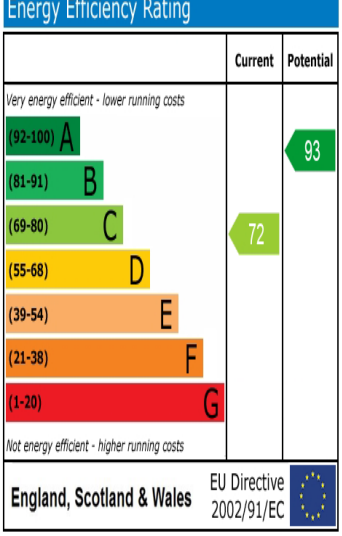


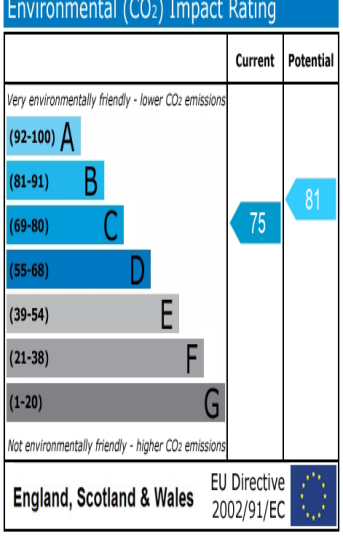


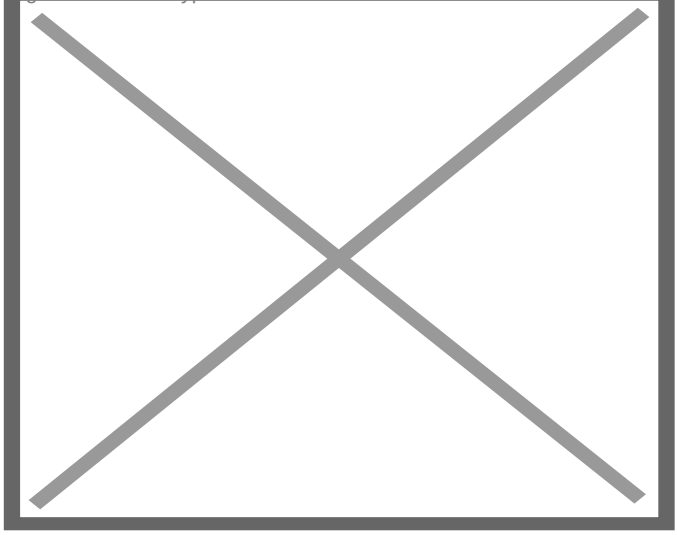












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

118 m²

1270 ft²

Reduced headroom

1.7 m²

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

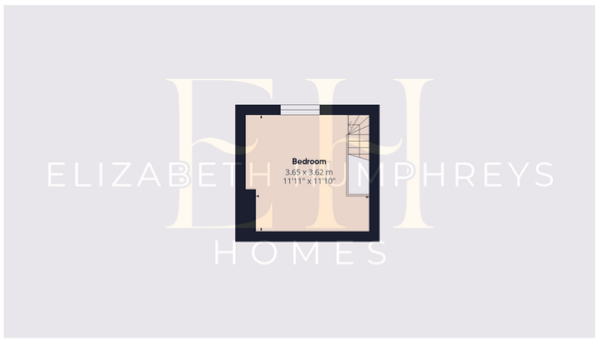
Below 1.5 m/5 ft

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 Building 1





Floor 1 Building 1

Approximate total area(1)
98.7 m²
1062 ft²

Reduced headroom
1.7 m²
19 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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Ground Floor Building 1

Approximate total area(1)
86.5 m²
931 ft²

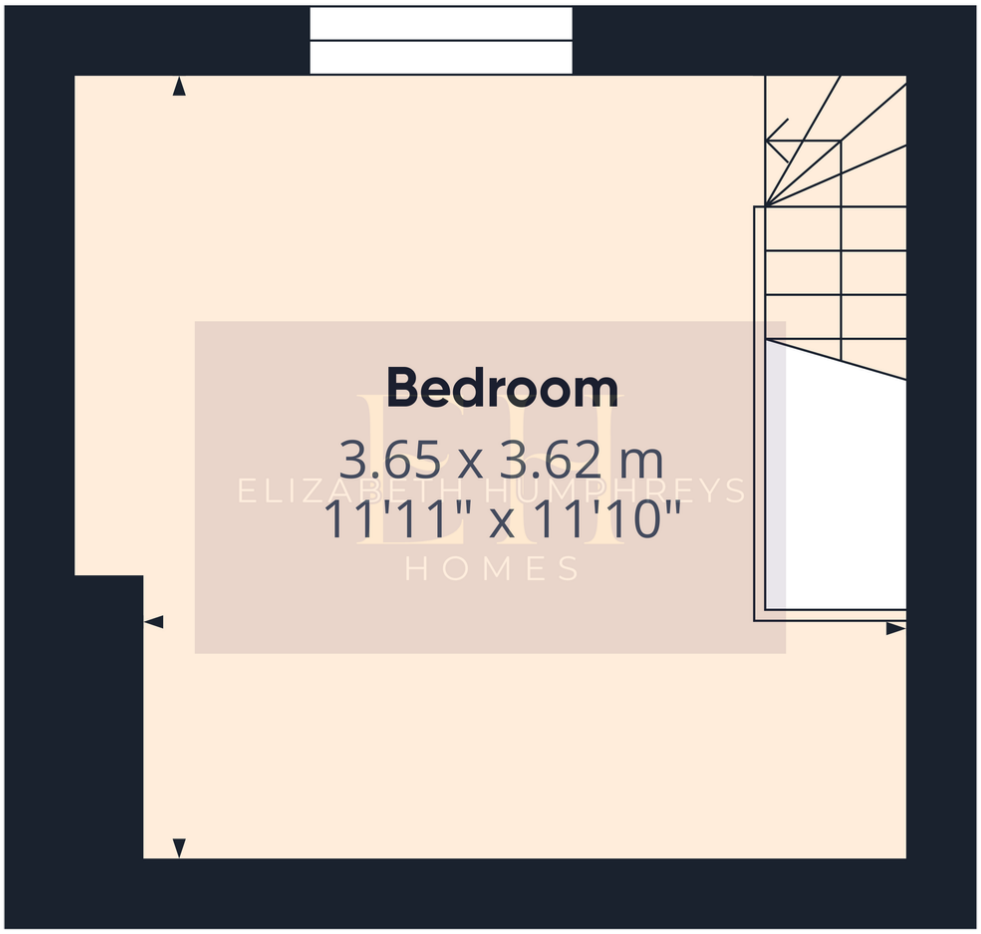
Reduced headroom
1.7 m²
19 ft²

(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 Building 1

Approximate total area(1)

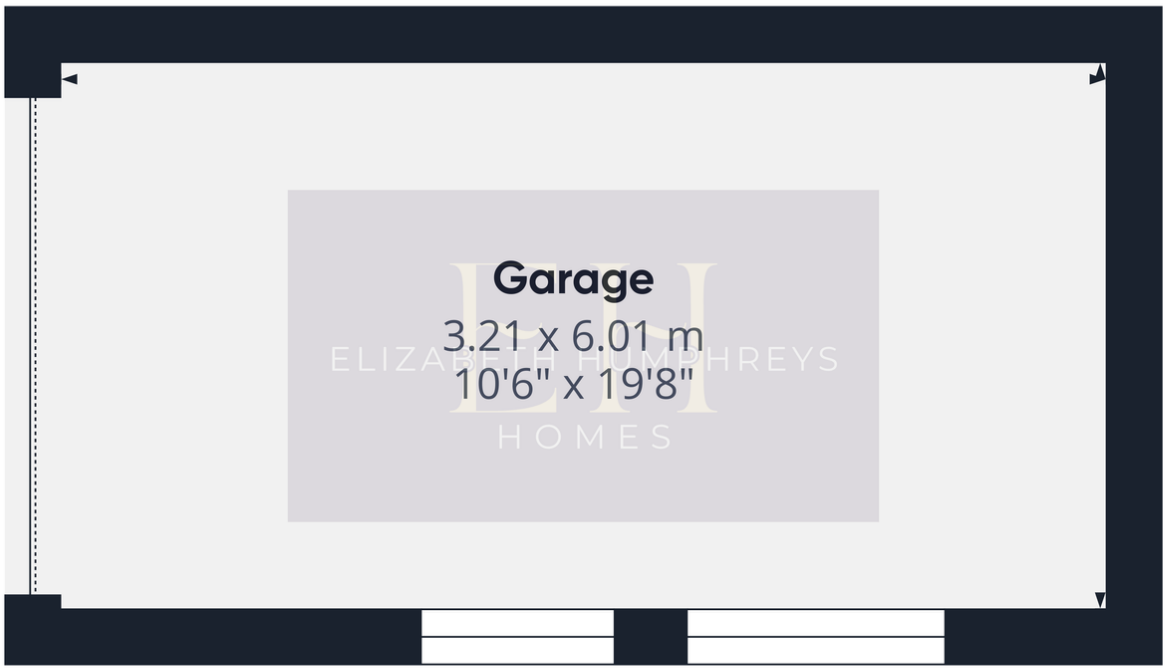
12.2 m²

131 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 Building 2

Approximate total area(1)

19.3 m²

208 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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