

# Home Farm Cottages, Swarland, Morpeth

Offers Over £365,000



## Full Description

A uniquely designed cottage which has been fully modernised and remodelled into a stunning home offering quality countryside living. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed end of terrace property located in the Northumberland village of Swarland. This distinctive home features an enclosed rear courtyard garden and parking for up to three cars, uPVC windows and a composite front door, quality oak internal doors, a newly fitted kitchen and new bathrooms, oil central heating and all the other usual mains connections. Benefiting from a full re-wire, new plumbing and a new roof, this wonderful property is ready and waiting for its new owners to move straight in!

Swarland is an idyllic village which boasts its own Primary School, 'Nelsons' coffee shop, children's play area, tennis courts, a village golf course and club house, equestrian facilities, a village hall and stunning views of the coast and countryside and walks into the countryside minutes from your front door. A two-minute drive from the A1, this village is perfectly located for easy access north into Scotland and south to Newcastle and beyond.

A quaint and attractive front garden frames this property beautifully. The

composite front door opens into an internal hallway which provides convenient access to the principal living areas. The space is finished with quality wood-look flooring which continues through most of the ground floor creating a seamless transition between the different rooms. The first main door opens into a wonderfully spacious kitchen-dining-living room appealing to modern living where there is plenty of space for a dining table and accompanying chairs in addition to sofa. Two windows in the dining-living end take advantage of attractive views and the space then flows freely into a glorious kitchen which offers a good number of soft-close wall and base units with a light-coloured shaker style door complemented by a wood effect work surface with a matching upstand. In terms of fitted equipment, there is a full-size dishwasher, an under bench electric oven, a four-burner induction hob beneath a chimney style extractor fan with a glass splash back, a single bowl stainless steel sink and a full-size fridge freezer. A window within the kitchen captures a green and leafy outlook to the front. A uPVC door leads into a useful utility/boot room which houses the boiler and the large, pressurised water cylinder for ease of access. Loft access is available, a window overlooks the courtyard garden and there is a further door providing external access.

With two large windows capturing the leafy outlook, the lounge is an inviting room in which to spend time with family and friends. There is a conveniently placed fitting for a wall hung television, a good number of sockets and the space is finished with a sumptuous light-coloured carpet adding elegance.

The ground floor WC is superb as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a push button behind, a pedestal wash hand basin and a chrome heated towel rail. A window allows for natural light and ceiling spotlights add to the brightness.

To the rear of the property, there is a fabulous multi-use room which would be ideal as a home office or a hobby room. A uPVC door with an adjoining glass panel captures views over the rear courtyard garden and provides an independent point of entry which would be ideal if the room was to be used as a treatment room.

Taking the stairs to the first floor, the landing opens out to four bedrooms and two bathrooms. The oatmeal carpet flows from the stairs into all the bedrooms creating a wonderful finish. Drop-down ladder loft access is available.

The primary bedroom is a spacious super king-sized room benefiting from en-suite facilities. Two large windows overlook the front of the property and illuminate this tastefully decorated room perfectly. The en-suite, with wood look flooring, comprises a vanity unit with a hand wash basin on top and two drawers beneath, a close coupled toilet with a push button, a slimline shower tray with a glass walk behind screen and a waterfall shower head and a separate shower head within, an extractor fan and a chrome heated towel rail ensures added comfort. A window allows for natural light and the space has been finished with attractive tiling.

Bedroom 2 is a super king-sized room with a window to the side of the property.

Bedroom 3 is a dual aspect super king-sized room with a view towards the park and a window overlooking the front of the property.

Bedroom 4 is another double room capturing views to the front. All the bedrooms are beautifully decorated allowing the easy addition of accent colour should you so wish. Lighting has been carefully chosen offering a mix of ceiling spotlights and pendants.

The family bathroom, with wood-look flooring, comprises a wood-effect vanity unit with a hand wash basin on top and storage beneath, a close coupled toilet with a push button behind, an extractor fan, a white bath with a glass shower screen and taps over and a chrome heated towel rail. The space around the bath and shower area has been tiled, natural light enters via a window and within the shaped ceiling, spotlights add to the brightness.

The rear courtyard garden, views of which can be enjoyed from many of the principal living spaces, is a unique and private area in which you can relax with family or friends during the warm summer months.

Tenure: Freehold

Council tax band:

EPC:

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

- Period cottage
- Fully renovated to a high standard
- Oil central heating
- Village location
- No chain
- A stunning family home
- Spacious and light

## Contact Us

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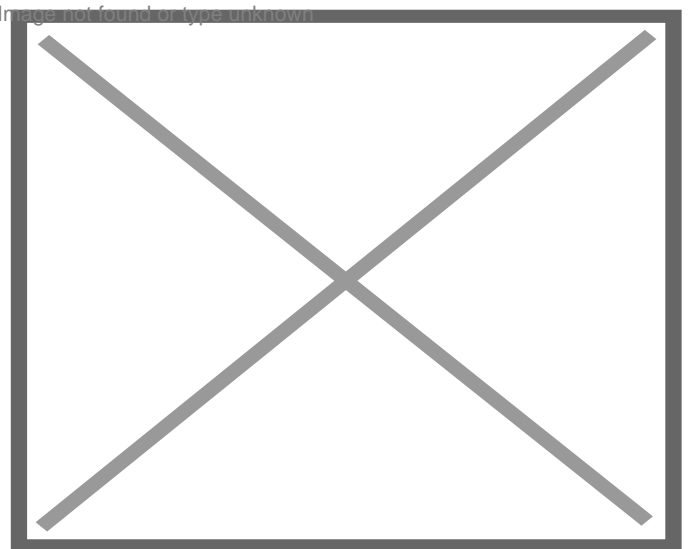


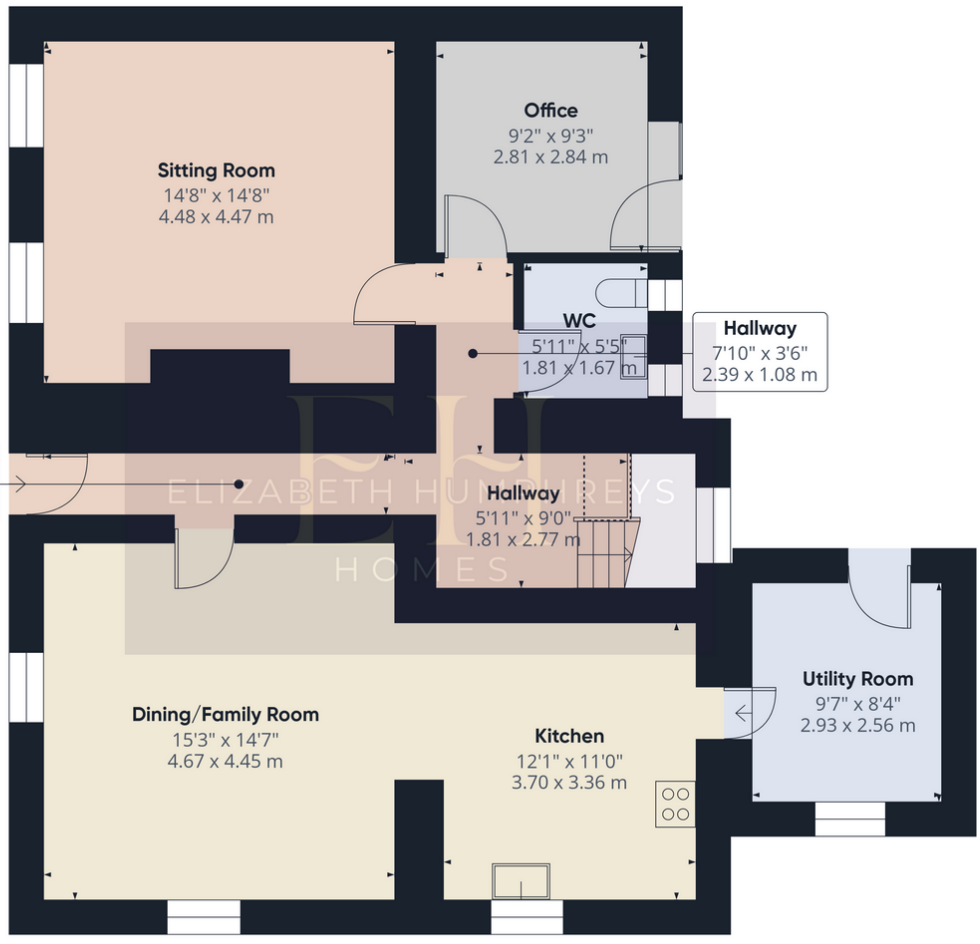
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive  
2002/91/EC





Ground Floor

**Approximate total area<sup>(1)</sup>**  
951 ft<sup>2</sup>  
88.3 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

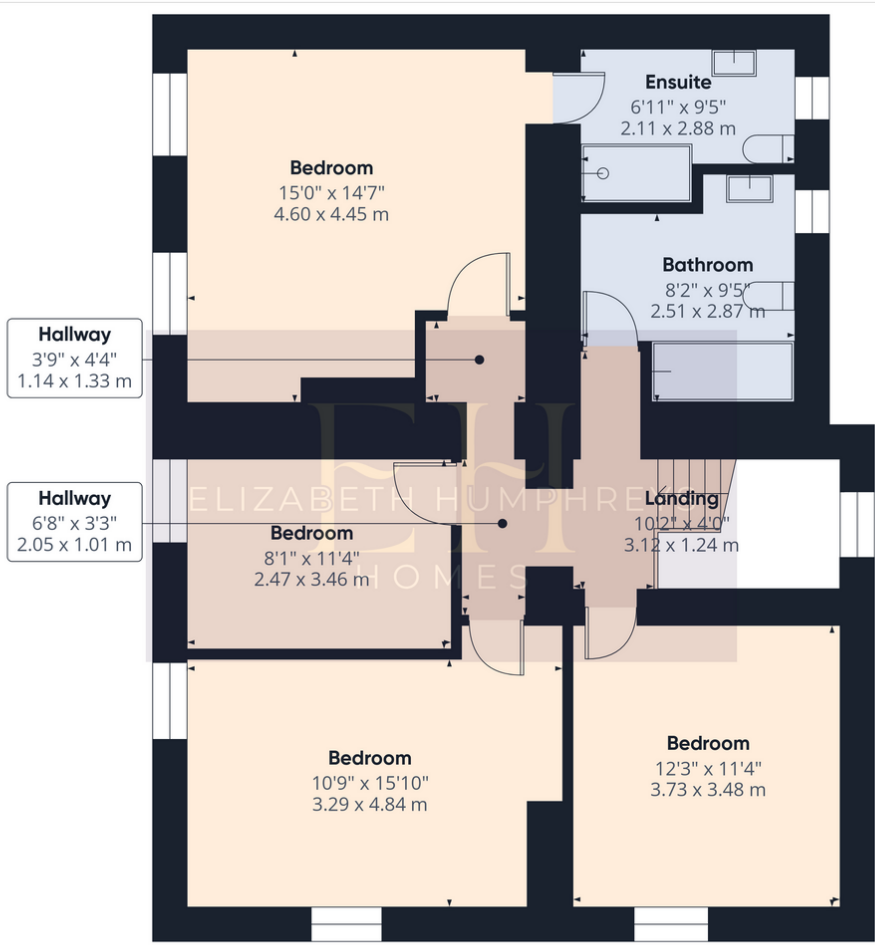
(1) Excluding balconies and terraces

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

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

**Approximate total area<sup>(1)</sup>**  
826 ft<sup>2</sup>  
76.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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