

# Home Farm Cottages, Swarland

Offers Over £375,000



## 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 3 bedroomed property located in the Northumberland village of Swarland. This distinctive home benefiting from a new roof, a new boiler, quality oak cottage style internal doors, uPVC windows and a composite front door, a newly fitted kitchen and new shower room, oil central heating and all the other usual mains connections. This wonderful property is ready and waiting for its new owners to move straight in! Great sized rear garden.

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.

Entry is via the front door which opens into the newly constructed light and bright entrance porch which is attractively and practically finished with a

stone slab floor. A second door opens into the internal hallway which provides convenient access to the principal living spaces. The wood-look flooring continues from here throughout most of the ground floor creating a seamless transition between the different spaces. You are immediately impressed by the décor and style offered from this point of entry onwards.

Bathed in natural light courtesy of a window overlooking the front of the property, the lounge is an inviting room in which to spend time with family and friends. A deep windowsill and curved wall adds to the country cottage style charm which emanates from each room. A multi-fuel burner forms an attractive focal point within the stone inglenook fireplace with a wood mantle above. Reclaimed wooden shelving offering the ideal space for displaying photographs or cherished ornaments and suchlike adds further country cottage style appeal.

Leading from the lounge is the garden room, with a solid insulated roof, which offers superb additional living space which can be comfortably enjoyed throughout every season. The windows to two sides allow for natural light in addition to capturing pleasant views of the low maintenance cottage style garden: a perfect spot in which to relax with a book or a magazine.

A side hallway continues to provide access to the kitchen, a useful cloaks cupboard and the newly fitted shower room with a low maintenance ceiling with spotlights within. The suite, with designer wet walling, comprises an electric mirrored cabinet, a wall hung two drawer vanity unit with a hand wash basin on top, a wall hung concealed cistern toilet with a push button behind and a double sized shower cubicle with a sliding door with a water fall shower head and a separate shower head within. A chrome heated towel rail ensures added comfort and a window allows for natural light.

The incredibly well designed and fitted kitchen offers a good number of wall and base units with an attractive door complemented by a contrasting work surface and natural toned brick style splash back tiling. There is a fully integrated fridge-freezer, a wine cooler, larder pullouts, space for a free-standing Range cooker beneath a black chimney style extractor fan, a fully integrated full-sized dishwasher and a modern Belfast style sink with a lever tap above. A ladder chrome heated towel rail adds to the appeal of this beautiful kitchen. Two large windows overlook the village Square with additional lighting by way of ceiling spotlights. Loft access is available.

The ground floor offers access to the principal bedroom which is a good-sized double room benefitting from two windows, one to the front and one to the side. This restful room offers built in wardrobes and a wonderful county cottage atmosphere.

Accessed from the living room is a large single bedroom room with a window overlooking the front of the property. This room is currently utilised as a home office and would make a superb music room, second television room or a snug if you so wished. Loft access is available.

Taking the stairs to the first floor, the landing, with a quaint window and exposed roof trusses, opens out to the third bedroom. This peaceful bedroom, with a shaped ceiling and fitted wardrobes, is a large double room with a charming low-level window capturing views towards the coast.



Externally, the garden is a unique and private space in which you can enjoy al fresco dining with family and friends on the patio accessed from the garden room. Framed by well stocked cottage style borders, with the addition of palm trees adding interest, the garden is securely fenced to allow children and family pets to play safely. A uPVC door opens to a large conservatory style utility room, housing the recently replaced oil boiler for ease of access, which could also be utilised as a home office/hobby room if you so wished. Furthermore, there is a sizeable garden shed ideal for the storage of garden accessories.

Tenure: Freehold  
Council Tax Band: B  
EPC: C

**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 built
- Stunning cottage
- New kitchen, New bathroom, New roof, New boiler.
- Wonderful garden
- Our valuer loves this stone built period cottage in the centre of the village.
- Light and spacious
- Oil central heating
- Village location
- Walk to cafe and village club and sports facilities

## Contact Us

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


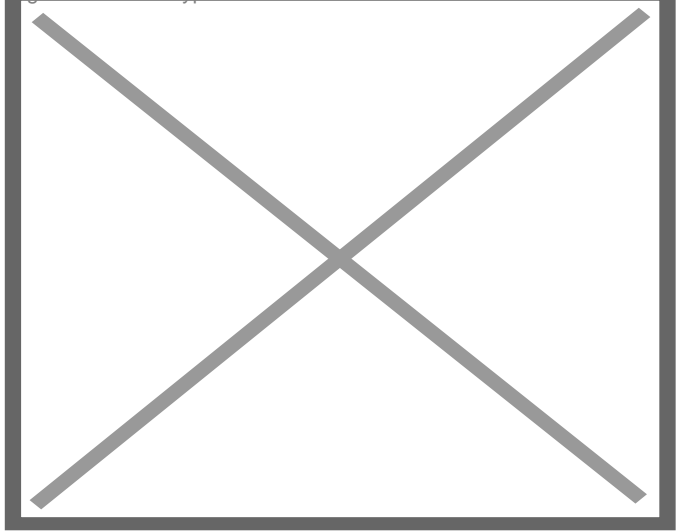






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		76
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>72</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1135.48 ft<sup>2</sup>  
105.49 m<sup>2</sup>

(1) Excluding balconies and terraces

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





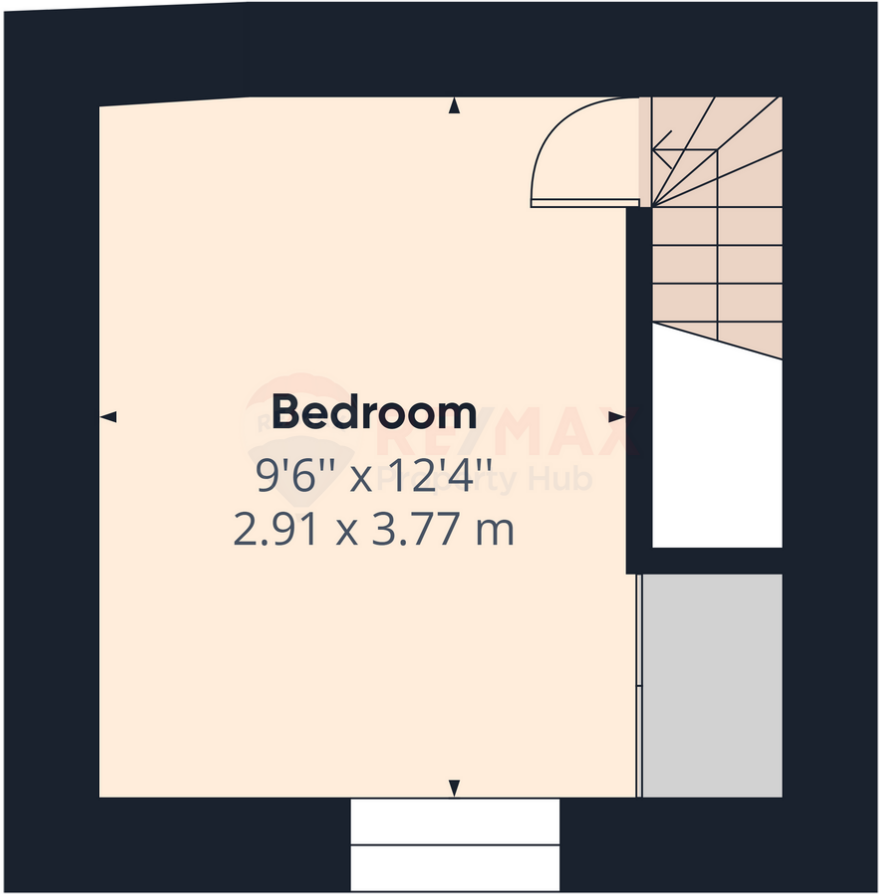
Ground Floor

Approximate total area<sup>(1)</sup>  
1005.23 ft<sup>2</sup>  
93.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

Approximate total area<sup>(1)</sup>  
130.26 ft<sup>2</sup>  
12.10 m<sup>2</sup>

(1) Excluding balconies and terraces

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