

Main Street, Felton, Morpeth, Northumberland

Offers Over £299,000



Full Description

This is your opportunity to own your own piece of British history as it is reported that Oliver Cromwell visited this property in 1630. Elizabeth Humphreys Homes are delighted to welcome to the market this unique 3 bedroomed property formerly 'Ye Olde Angel Inne' located in the Northumberland village of Felton. This lovely property, retaining many period features all of which add charm and character, benefits from double glazed windows and a composite front door, a secluded rear courtyard, gas central heating, all the other usual mains connections and its own place in history.

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. 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. There are excellent transport links between the major market towns of Alnwick and Morpeth.

Set back from the main street, this delightful double fronted property is ideally located in the centre of the village. From the point of entry onwards you are reminded of the history of the property as period features have been incorporated into the design of this characterful home. Low walls, which previously would have demarcated various rooms within the public house, remain and are a fabulous feature. The composite front door opens into the spacious and airy entrance hallway with stairs ascending to the first floor and patio doors providing external access to the rear courtyard.

The space flows freely into the living room which is an inviting space showcasing a gorgeous inglenook fireplace with elevated tiled hearth, housing a stunning wood burner, which forms an exquisite focal point. The half height wood panelling and engineered oak flooring are illuminated beautifully by the natural light entering via a large sash window overlooking the front of the property. The hallway continues to provide access to the dining room, with engineered oak flooring, where there is plenty of space to accommodate a dining table and accompanying chairs. This room features a glorious, recessed area, with wooden lintel above, another indication of the history of the property as this would have been a serving hatch or former kitchen area. A large picture window overlooks the front of the property allowing plenty of natural light.

The entrance hallway continues via a couple of tiled steps which lead up to a storage cupboard which houses the tumble dryer. The space opens further into the extended part of the property which includes the kitchen, a shower room and access to the rear courtyard. The boiler and electrical consumer unit are housed within this rear hallway space which is ideal for ease of access. Loft access is also available. The shower room is half tiled with a white brick style tile extending to full height within the shower cubicle and the suite comprises a Quadrant shower cubicle with a water fall shower head and a separate shower head within, a pedestal hand wash basin, a close coupled toilet with a push button behind and a chrome heated towel rail. Natural light enters via a window with privacy glass and ceiling spotlights within the low maintenance ceiling adds brightness. This ground floor shower room is an ideal asset as it negates the need to continually frequent the upstairs facilities and could enable ground floor living if required as the rooms could be recognised to facilitate this.

Located to the rear of the property, the kitchen offers a good number of wall and base units with a white door complemented by a beech block wood effect work surface with matching up stand and brick splash back tiling. In terms of fitted equipment, there is a dishwasher, a washing machine, an under-bench fridge, an under-bench freezer and a Belfast sink with a Heritage style tap above beneath a window overlooking the rear courtyard. There is space for an electric range cooker with a hob on top. The black tiled floor provides a contemporary finish, the vaulted ceiling, with a large Velux window, adds to the sense of space and character and the addition of a Victorian style radiator completes the look perfectly.

Taking the stairs to the first floor, the L shaped landing opens out to three bedrooms and the family bathroom. A window overlooking the front of the property is an attractive feature in addition to allowing a good amount of natural light to circulate.

The primary bedroom is an impressively large room extending from the front to the rear of the property. Dual aspect, the good quality double glazed sash windows allow a wealth of natural light to enter, and the high ceilings add airiness. There is plenty of space to accommodate a king-sized bed with a range of further bedroom furniture. Loft access is available.

Bedroom 2 is a double room with a view over the rear courtyard. This room offers a built-in wardrobe.

Bedroom 3 is a large single room with a window overlooking the front of the property. Bedrooms 2 and 3 are carpeted whilst the primary bedroom is finish with engineered oak flooring.

The well-appointed family bathroom comprises a slipper style claw foot bath with a handheld shower over, a chrome heated towel rail, a full pedestal hand wash basin and a close coupled toilet with a push button behind. A window, with privacy glass allows for natural light and the space is finished with attractive tiling and laminate flooring.

The rear courtyard is a lovely private space which is primarily completed with flag stones with an area of artificial grass. There are raised planters which offer the ideal space for brightly coloured plants or herbs forming a pleasant backdrop which can be enjoyed whilst relaxing after the hustle and bustle of the day. A gate provides external access, and one stone boundary wall is the garage wall which can be accessed from the rear of the courtyard.

EPC:
Council Tax Band:
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 built
- Garden
- Light and spacious
- Central village location
- Historic building
- Lots of period features
- Walk to pubs
- Walk to cafe

Contact Us

EH Homes

Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD
T: 01665 661170
E: info@eh-homes.co.uk

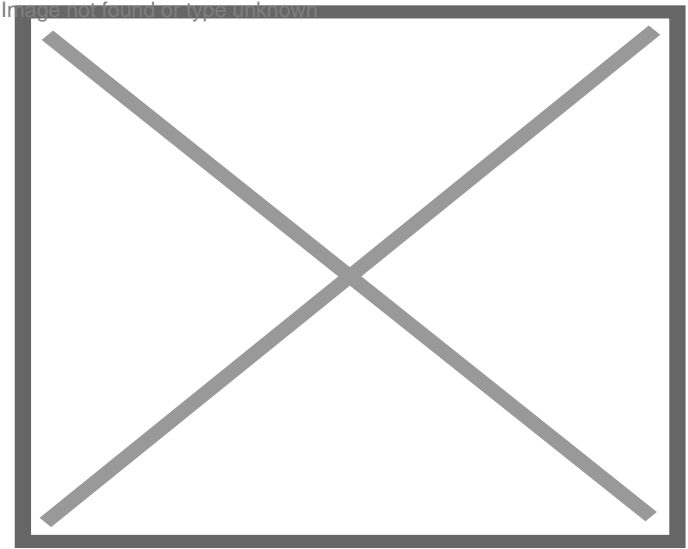


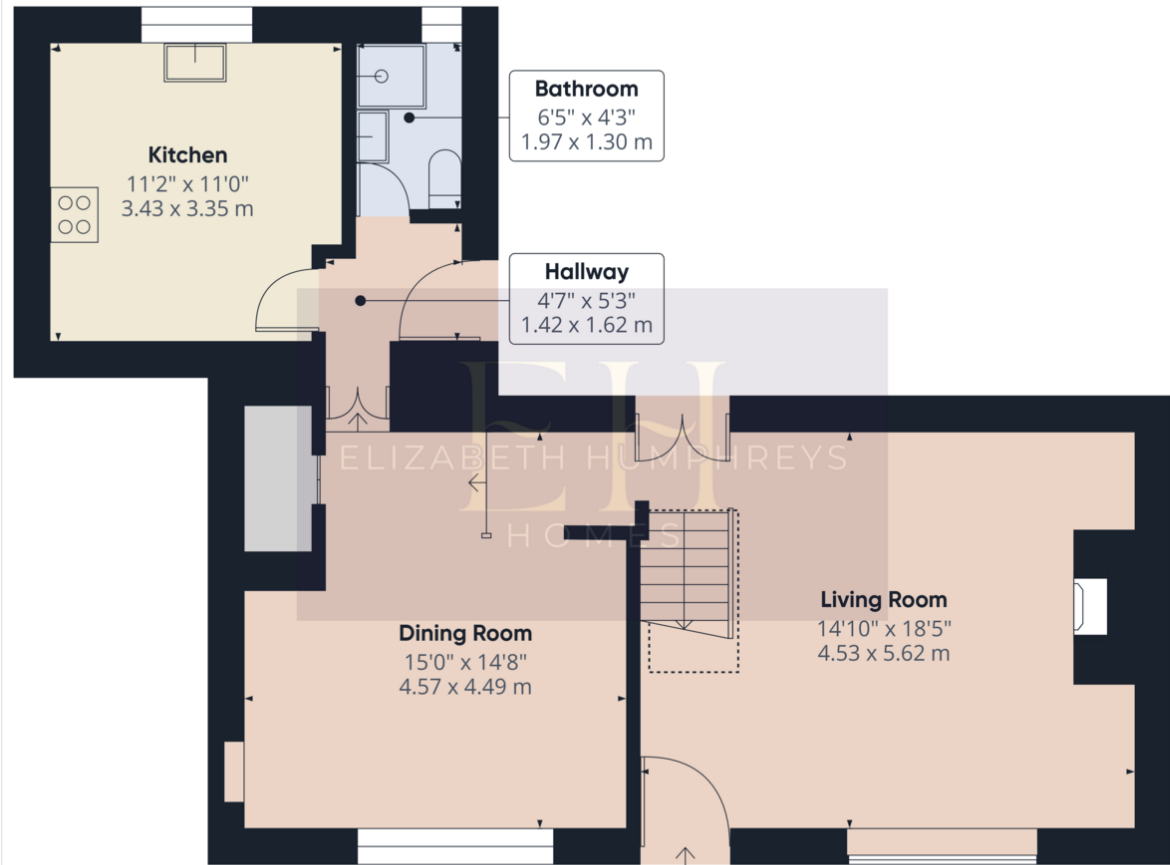












Ground Floor Building 1



Approximate total area^m
675 ft²
62.7 m²

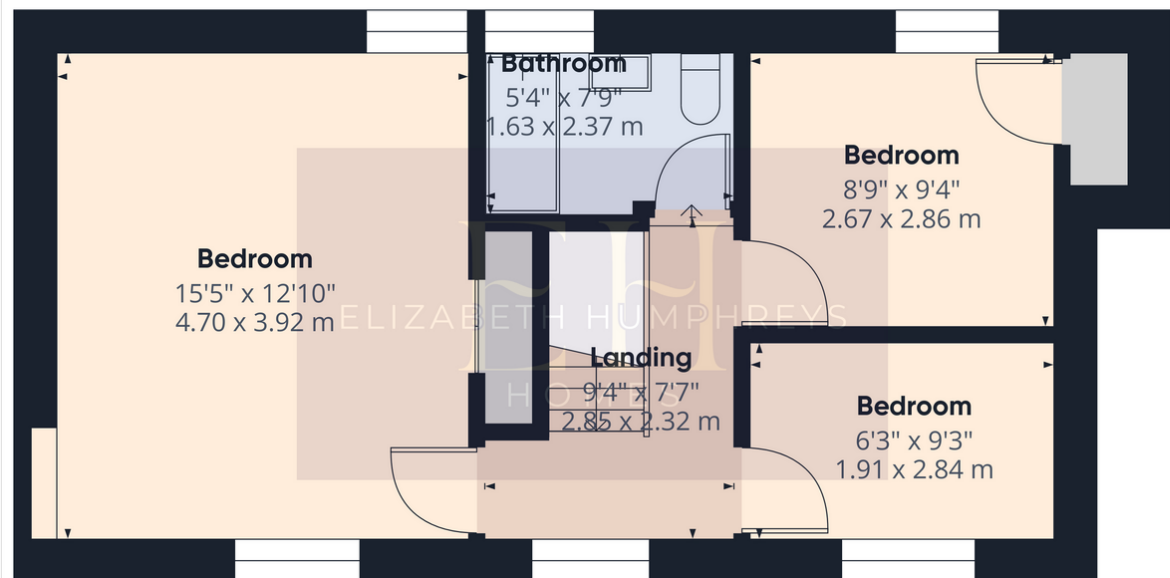
Reduced headroom
20 ft²
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

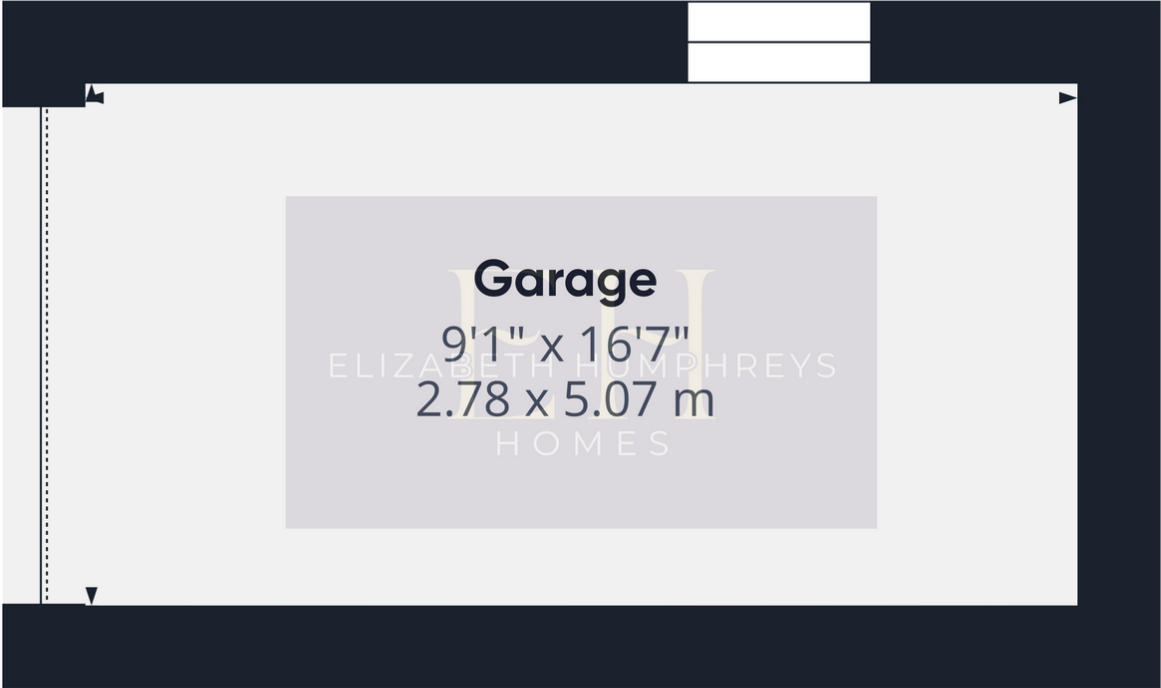


Approximate total area^m
465 ft²
43.2 m²

(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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Approximate total area⁽¹⁾
152 ft²
14.1 m²

(1) Excluding balconies and terraces

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