

# Main Street, Felton, Morpeth, Northumberland

OIRO £200,000



## Full Description

A beautiful stone-built terraced property offering spacious living and benefiting from a larger than usual cottage style rear garden. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed property located in the Northumberland village of Felton. In need of some modernisation, this home benefits from a sizeable rear garden, a mixture of wooden and uPVC windows, gas central heating, and all the other usual mains connections. Sold with no chain, this is your opportunity to create your own dream home and is one not to be missed.

Felton 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.

The front door opens into a spacious entrance hallway with stairs

ascending to the first floor and various doors leading off. A useful cupboard offers the ideal space to hang cloaks and store shoes.

A wood and glass door leads into the inviting lounge which boasts a superb bay window overlooking the front of the property. A fireplace, housing an electric effect wood-burner fire, forms an attractive focal point and entices you to sit before it during the cooler months. A ceiling rose adds charm to this welcoming room.

The kitchen-diner is accessed via a couple of steps down and through a wood and glass door. There are a good number of wall and base units with a grey painted door complemented by a light-coloured marble-look work surface. There is a four-burner gas hob beneath a built-in extractor fan, an eye level combination oven and grill and a bowl and a half white acrylic sink. There is space and plumbing for a dishwasher, a washing machine and a free-standing fridge-freezer in addition to ample space to accommodate a dining table and accompanying chairs. Two large windows provide uninterrupted views over the lovely rear garden and a door provides external access.

Taking the stairs to the first floor, the spacious landing opens out to three bedrooms, the family bathroom and a cupboard housing the digital Worcester gas boiler. Loft access is available.

The primary bedroom is a spacious light and bright double room overlooking the front of the property. This restful room offers plenty of storage options.

Bedroom 2 is a double room with built in cupboards and a view over the front of the property.

Bedroom 3 is in the extended part of the property and is a double bedroom taking advantage of the rear garden views via an aluminium window.

The spacious family bathroom comprises a close coupled toilet with a push button, a large square pedestal hand wash basin and a white bath with an electric shower over with white brick style tiling within behind a glass shower screen. A chrome heated towel rail ensures added comfort, a window allows for natural light and grey floor tiles complete the look.

The lovely cottage style rear garden is a lovely private area in which to spend time with family and friends. A brick-built shed offers an ideal space in which to house garden accessories, a free-standing wooden shed provides further storage, the greenhouse is where you can while away the hours potting and planting and an Astroturf lawn at the foot of the garden is a pleasant place to sit and relax before a backdrop of mature shrubs and bushes. Securely fenced to allow children and family pets to play safely, this lovely mature garden is your haven of peace and tranquillity and the perfect place in which to unwind at the end of the day.

Tenure: Freehold

Council Tax Band: C £2171.67

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
- Period home
- In need of some modernisation
- Light and spacious
- Good transport links
- Sought after village location
- Walk to shops and pubs etc

## Contact Us

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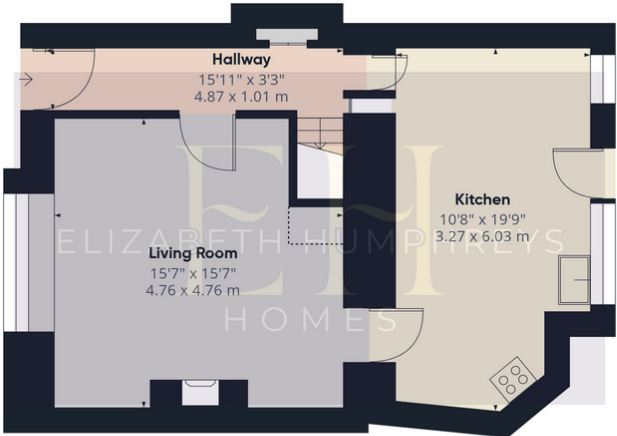
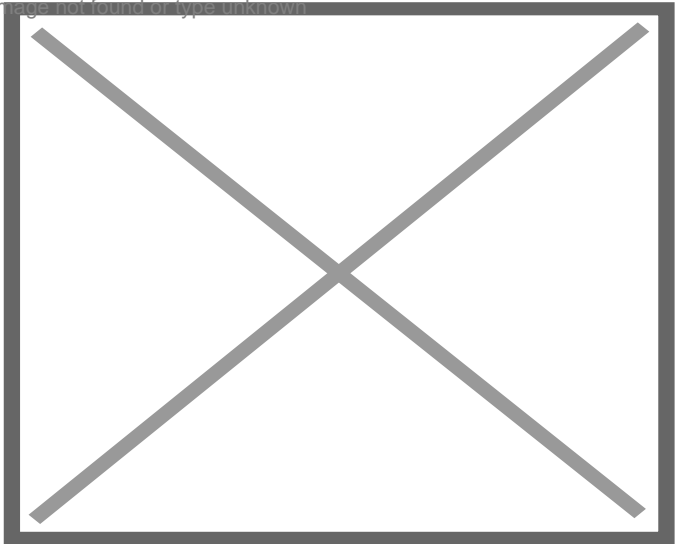




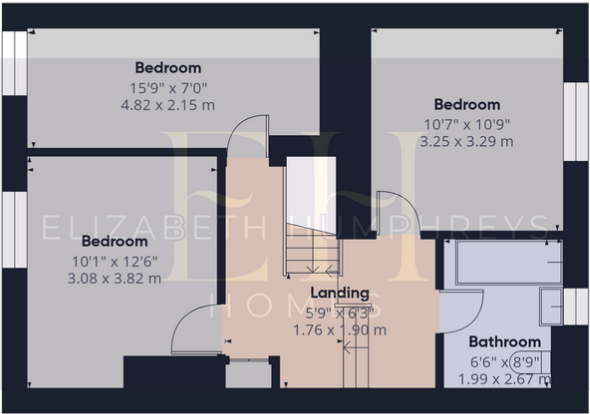




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Ground Floor



Floor 1



**Approximate total area<sup>m</sup>**  
996 ft<sup>2</sup>  
92.5 m<sup>2</sup>

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

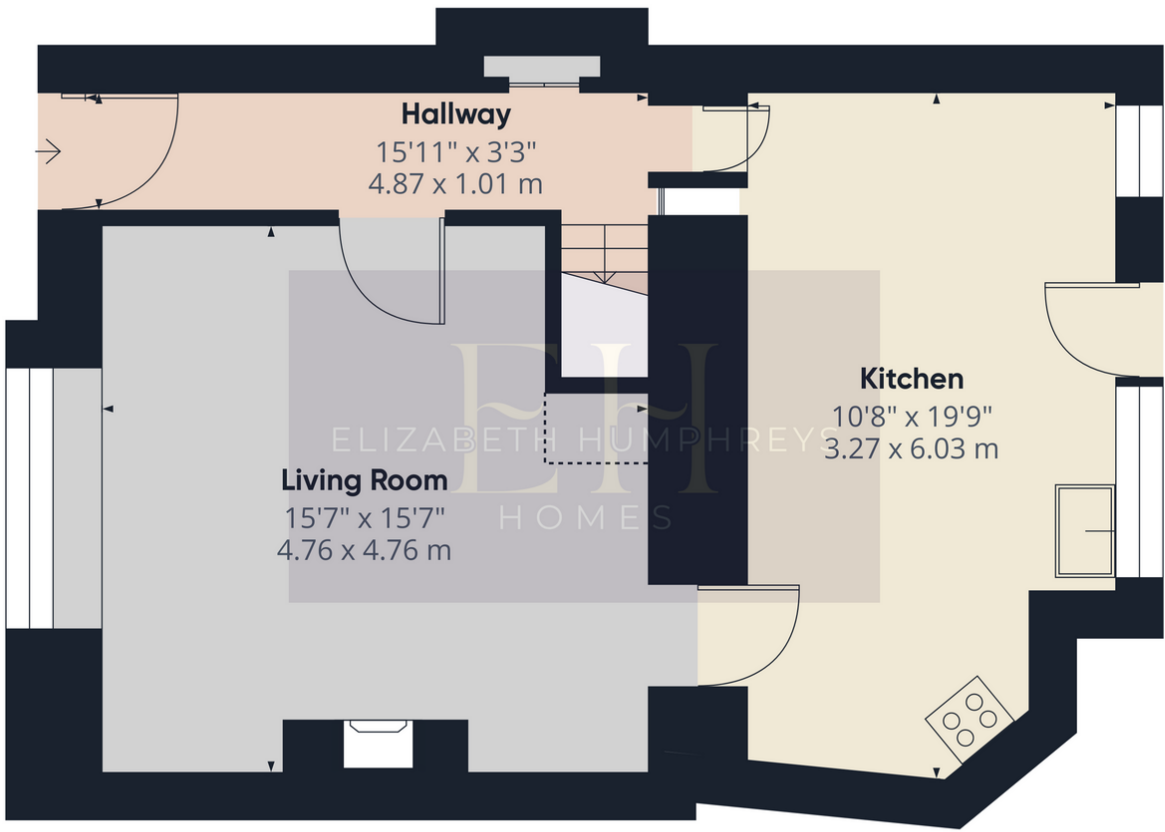
(1) Excluding balconies and terraces

**Reduced headroom**  
..... Below 5 ft/1.5 m

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

Approximate total area<sup>m</sup>  
503 ft<sup>2</sup>  
46.7 m<sup>2</sup>

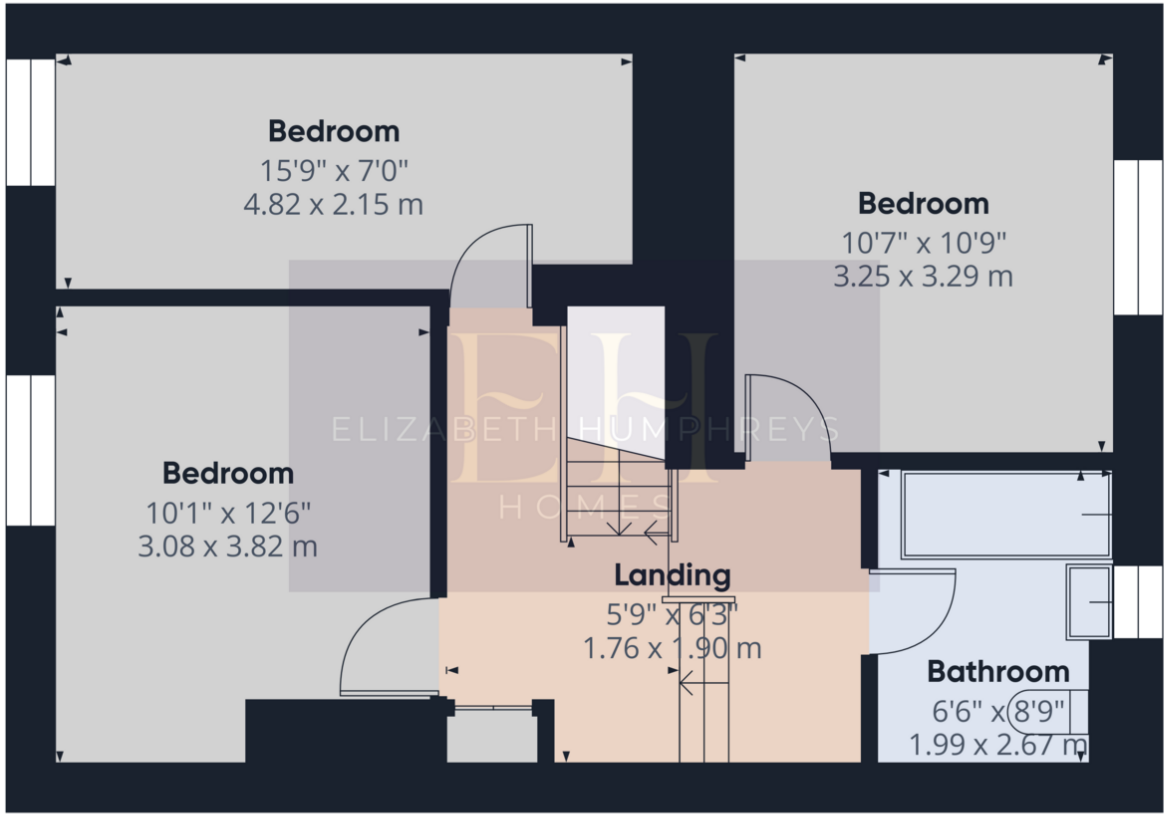
Reduced headroom  
6 ft<sup>2</sup>  
0.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

Approximate total area<sup>m</sup>  
493 ft<sup>2</sup>  
45.8 m<sup>2</sup>

(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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