

# Newton-On-The-Moor, Morpeth, Northumberland

£250,000



## Full Description

A stunning Grade II listed property offering a unique blend of contemporary and traditional country cottage living. Elizabeth Humphreys Homes are proud to welcome to the market this fantastic 1 bedroomed property located in the Northumberland village of Newton on the Moor. The property features extensive gardens, uPVC windows and a wooden front door, gas central heating, super-fast fibre connection for the home workers, a septic tank, and all the other usual mains connections.

The scenic and sought-after village of Newton on the Moor, in the heart of Northumberland, is perfectly placed for visiting the amazing Northumberland coastline and all the remarkable historic parts of Northumberland. Newton on the Moor provides an excellent public house and noted restaurant, The Cook and Barker Inn. The village of Longframlington is a short drive away and offers lots of local services including The Granby Inn, The Village Inn, The Running Fox artisan bakery, a hairdresser, an exceptional award-winning corner shop, an award-winning butchers, and doctors. Newton on the Moor is conveniently placed within driving distance of larger towns such as Alnwick and Morpeth, which also provide all local services such as supermarkets, doctors' surgeries and leisure facilities. Alnwick offers more with supermarkets, mainstream and boutique shops, lots of restaurants and

great leisure facilities. Alnwick is famous for the Castle and Gardens and the new Lilidorei attraction. The Castle was the setting for some of the Harry Potter films. Morpeth, also a drive from Newton on the Moor, has extensive facilities including the Sanderson shopping arcade, a new leisure centre, great schools and a main line train station. Another main line train station can be found at Alnmouth.

Oozing kerb appeal and with a gorgeous front garden framed by a stone wall and with a path edged by well stocked borders leading to the wooden front door, this cottage is a perfect 'chocolate box' home. The bespoke wooden front door opens into an entrance porch which offers space to hang coats and store shoes. Loft access is available.

A farmhouse-style wooden door opens into the living room which is beautiful. A window overlooks the front of the property illuminating an exquisite old range which not only offers a stunning focal point but also produces heat and can facilitate cooking: an absolute gem. To either side there is beneficial storage. The space is finished with a sumptuous wool carpet adding comfort as you move throughout and the ceiling beams add further appeal.

A door, which would have been the original rear door, now opens to the kitchen which is located within the extended part of the property. There are a good number of wall and base units complemented by a solid oak block work surface. There is an under-bench oven, a four-burner gas hob and a Belfast sink with a Victorian style tap over. There is space for an under-bench fridge and plumbing and space for a washing machine. The combi boiler is housed in a wall unit for ease of access. A window overlooks the rear, and a door provides external access to the rear of the property.

The bathroom facilities are divided between two rooms: a bathroom with a bath with a shower over, a chrome heated towel rail and then through a bifold door a WC comprising a close coupled toilet with victorian style flush handle behind and a full pedestal hand wash basin. Both rooms benefit from a window allowing for natural light and have been finished with vinyl flooring and attractive tiling.

The bedroom is a large double room which offers plenty of space for a range of additional furniture. This room incorporates a fireplace which is a charming feature. A window overlooks the front of the property allowing light to illuminate this spacious yet cozy and restful room.

The private and peaceful rear garden is extensive and mainly laid to lawn incorporating paved areas which offer alternative seating spaces. The garden is fully fenced. There are useful sheds ideal for the tidy storage of garden accessories. The garden extends down to a gravelled area with further seating where you can relax and enjoy idyllic views of the stunning open countryside.

Tenure: Freehold  
Council Tax Band: A  
EPC: E

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for

ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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

- Stunning period cottage
- Parking
- Lovely garden
- Very sought after village location
- Period features
- Walk to very good pub restaurant.
- Country cottage living at its best.

## Contact Us

### EH Homes

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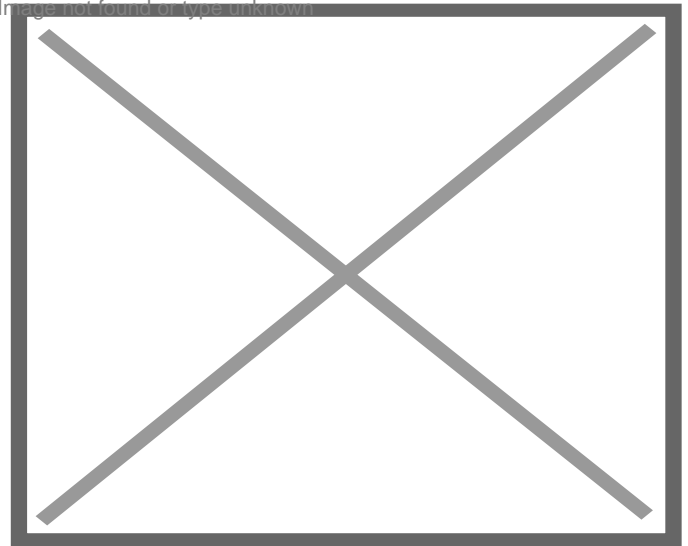


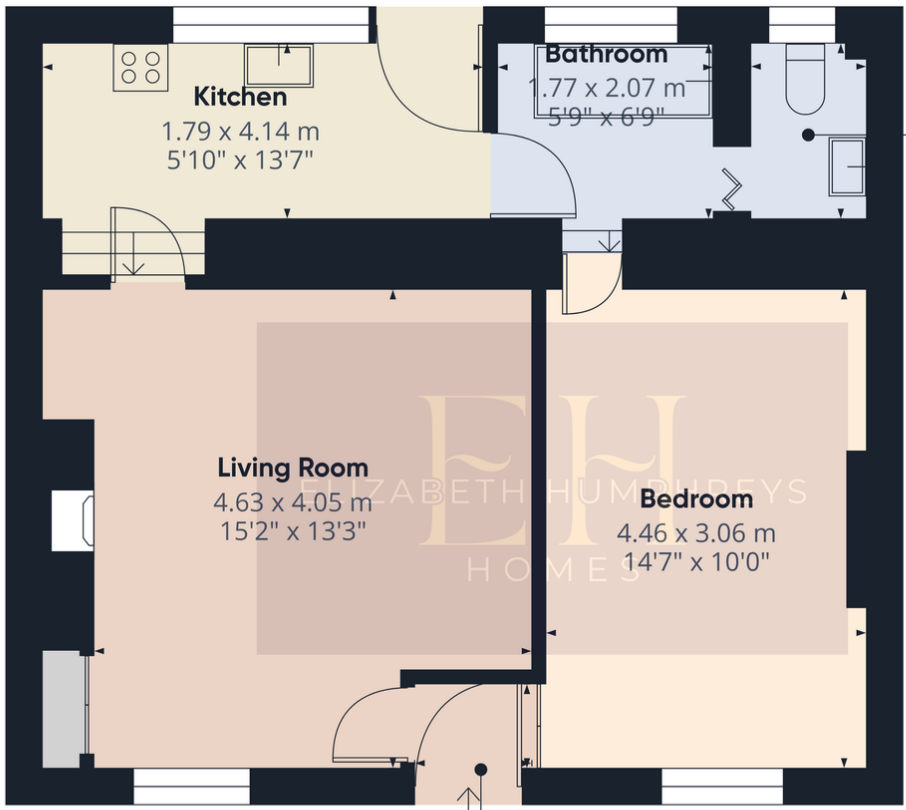
**Energy Efficiency Rating**

	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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

**Environmental (CO<sub>2</sub>) Impact Rating**

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 





**WC**  
1.80 x 1.20 m  
5'10" x 3'11"

**Hallway**  
0.88 x 1.14 m  
2'10" x 3'8"

**Approximate total area<sup>(1)</sup>**  
47.4 m<sup>2</sup>  
510 ft<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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