

# Newton-on-the-Moor, Morpeth, Northumberland

OIRO £250,000



## Full Description

Elizabeth Humphreys Homes are proud to welcome to the market this lovely 3 bedrooomed property located in the Northumberland village of Newton on the Moor. Currently successful holiday accommodation, the property features gardens to the side, parking to the rear, uPVC windows and doors, oil central heating, super-fast fibre connection for the home workers, and all the other usual mains connections.

The stunning 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 amazing 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.

The front door opens into a light and bright kitchen which offers plenty of base units with a wood-effect door complemented by a stone-effect work surface and a useful set of built-in pantry cupboards offering excellent storage potential. There is a built-in dishwasher, an oven with a grill and a single bowl stainless steel sink. In addition, there is space for a fridge freezer. The kitchen opens into a utility space which houses a washing machine and further storage units matching those of the kitchen.

The lounge is a welcoming and comfortable space showcasing a large range style fireplace housing a wood burner set on a black stone hearth which creates a lovely country cottage-style atmosphere. To the left is a small storage space where the hot water tanks are located. A window overlooks the front of the property, and a charming staircase leads to a dormer space above for further bedroom accommodation.

The dining room is a quaint and cosy room and leads to a conservatory which is a lovely light and bright space in which you can relax with cup of coffee and unwind from the hustle and bustle of the day. From here, there is access to the shared parking area and access to the decked area in the rear garden.

The primary bedroom is in an extended part of the property and is a good-sized double with a window overlooking the decking and garden beyond. There is storage available.

The bathroom comprises a bath, a quadrant shower cubicle with an electric shower within, a vanity unit with a sink on top, a mirrored cabinet above and a concealed cistern toilet. A chrome heated towel rail ensures added comfort. The room is finished with wet-walling and attractive floor tiles which creates a crisp and fresh look and there is a good amount of natural light entering via a window to the side.

Taking the open staircase from the lounge the landing opens out to two bedrooms with shaped ceilings and dormer windows adding plenty of character.

The first bedroom is a double room overlooking a green and pleasant vista to the rear.

The second bedroom is a single room with a dormer window capturing further green and leafy views.

The rear garden offers a decked area on two different levels which then leads to an undulating garden space which would suit a variety of planting to create a glorious backdrop of colour. There is access to a shed which houses the boiler which facilitates the oil-fired heating. This is a lovely country cottage, well placed to explore the delights that the county of Northumberland has to offer.



### 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 cottage
- Driveway parking
- Lovely garden
- Conservatory
- Three bedrooms
- Walk to the pub
- Oil central heating

### Contact Us

#### **EH Homes**

Casey Lodge Park Road,  
Swarland  
Morpeth  
Northumberland  
NE65 9JD

T: 01665 661170

E: [info@eh-homes.co.uk](mailto:info@eh-homes.co.uk)

















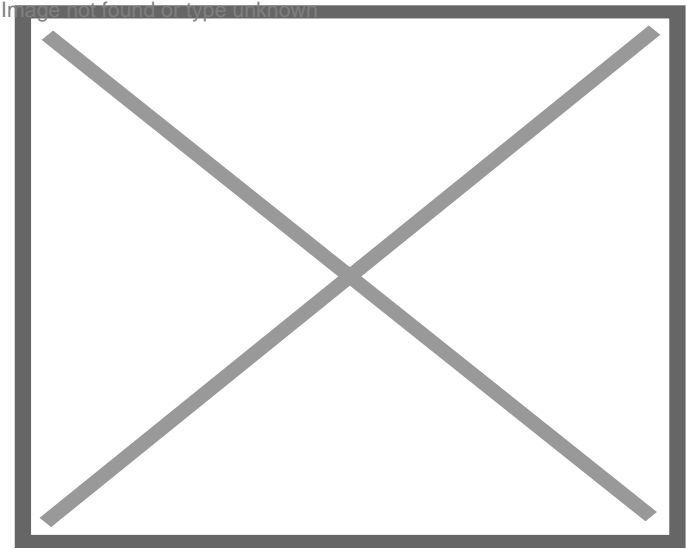






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F	32	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		







Ground Floor



Approximate total area<sup>(1)</sup>

644.54 ft<sup>2</sup>  
59.88 m<sup>2</sup>

Balconies and terraces

308.06 ft<sup>2</sup>  
28.62 m<sup>2</sup>

Reduced headroom

14.32 ft<sup>2</sup>  
1.33 m<sup>2</sup>

(1) Excluding balconies and terraces

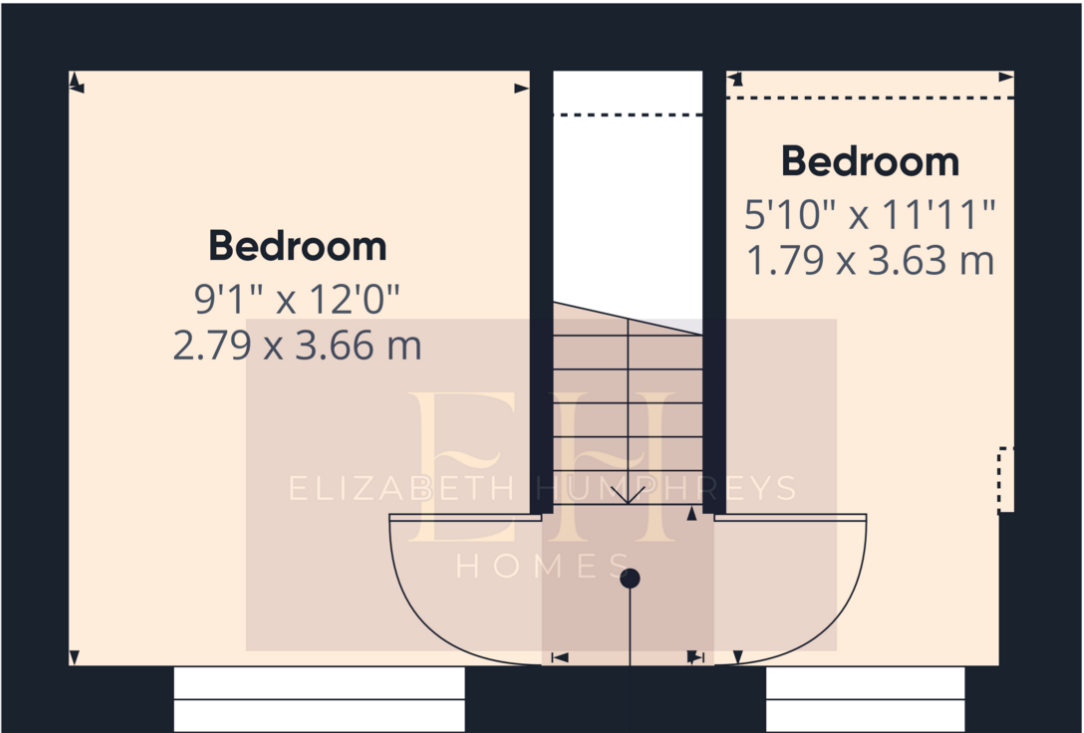
Reduced headroom

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 are based on RICS IPMS 3C standard.

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**Landing**  
2'10" x 3'4"  
0.87 x 1.04 m

Floor 1



Approximate total area<sup>(1)</sup>

192.24 ft<sup>2</sup>  
17.86 m<sup>2</sup>

Reduced headroom

5.81 ft<sup>2</sup>  
0.54 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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