

# Old Manse Cottage, West Thirston, Morpeth, Northumberland

Offers Over £325,000



## Full Description

A beautiful property, offering a unique blend of period living with contemporary fixtures and fittings. Elizabeth Humphreys Homes are delighted to bring to the market this attractive, 1830s stone-built, two-bedroom property, located in West Thirston, directly adjacent to the Northumbrian village of Felton with its many amenities. The property has good broadband connectivity, gas central heating and radiators throughout with all the usual mains connections.

West Thirston and Felton offer a wide range of family friendly well used local amenities including the village Primary School, doctors surgery and a private Nursery, General store and Post Office, 'Gallery 45' Art gallery, 'Northumberland Arms' public house and restaurant and The Running Fox artisan bakery with famous cafe, 'Foxes Den' bar and Microbrewery. There is a gym in the village hall which can be used 24hrs a day using an entry code. The village has its own local newsletter 'The Bridge'. A bus service still runs through the village and there is a local village show once per year.

This Grade 2 listed property offers comfortable and stylish living. The interior of the property has been designed to benefit from its position, high

above the village and the River Coquet, affording stunning views which can be enjoyed from all of the main areas of the house and garden, in particular from the living room and kitchen. This well-presented home is perfectly placed to enjoy peaceful living in a much sought-after location.

Set back from the main road, and accessed by a private drive, where there is parking for two cars, the property is approached by a flagged path and steps, leading to a large, solid wood, double entrance door. This opens onto the hallway leading directly to the kitchen and living room. The hallway and living room benefit from sanded, wooden floors, while the kitchen flooring is hardwearing luxury vinyl, all easily maintained.

The well-equipped kitchen comprises a good range of pale grey, shaker-style, base and wall units, complemented by solid wood worktops. The kitchen has a generous supply of double electric plug points, and contains all the essential fixtures and equipment including a large, white, ceramic sink and drainer, washing machine, dishwasher, combined fridge freezer, electric oven, Bosch induction hob and built-in Bosch microwave. A useful 'inglenook' style, drinks area provides an interesting focal point and a large west-facing window ensures that, as well as beautiful views, the kitchen is light and airy.

Welcoming and inviting, the living room provides ample space for both dining and relaxation in this large and light area, with its high ceiling, large windows and polished wooden floor, adding to the spacious feel. A focal point is the simple yet stylish fireplace with its oak beam mantelpiece and gas-fired, 'wood burning' style stove. The alcoves contain high-quality, solid wood floating shelves, providing both storage and display opportunities. The living room also benefits from a built-in cupboard and ladder access to the fully boarded loft area which provides extensive storage space.

The hallway stairs, with a high-quality Roger Oates pure wool carpet runner, lead down to the lower ground floor bathroom and two bedrooms, both of which have fully fitted carpets. The large main bedroom is light and spacious, with ample room for a King-size bed, and good storage provided by a large, craftsman-built cupboard. The painted wooden ceiling beams add character and charm to this restful and relaxing room.

The second bedroom accommodates a Queen-size bed comfortably, with good storage provided by a large built-in cupboard. This room also contains a wall-mounted TV. Both west-facing bedrooms also enjoy lovely village views. The family bathroom comprises a large bath with a Mira Sport shower, a close-coupled toilet with a wall-hung wash basin, and a large heated towel rail. There is both natural light and dimmable spotlights which are set into the beamed ceiling. The bathroom is finished with easily maintained sandstone-coloured tiling throughout, creating a simple and stylish look.

Externally, the house benefits from a pretty garden with several different features. There is a large paved area directly outside the house with steps leading up to the main garden, with a lawn, mature, herbaceous borders, and a covered gazebo which offers a pleasant space with privacy for relaxing and entertaining. Beyond, there is a large garden shed which benefits from mains electricity and natural light, allowing for dual-purpose

use of the space. A further paved patio leads to the end of the garden.

Tenure: Freehold

Council Tax Band: C, £2,133,.26 for the 2025/26 financial year

EPC: D

Grade 2 listed

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#### 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

## Features

- Lovely garden
- Grade 2 Listed
- Parking
- Many period features
- Views
- Tucked away village location
- Walk to shops, pubs and Running Fox cafe
- Very sought after location
- Well presented and modernised

## 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)










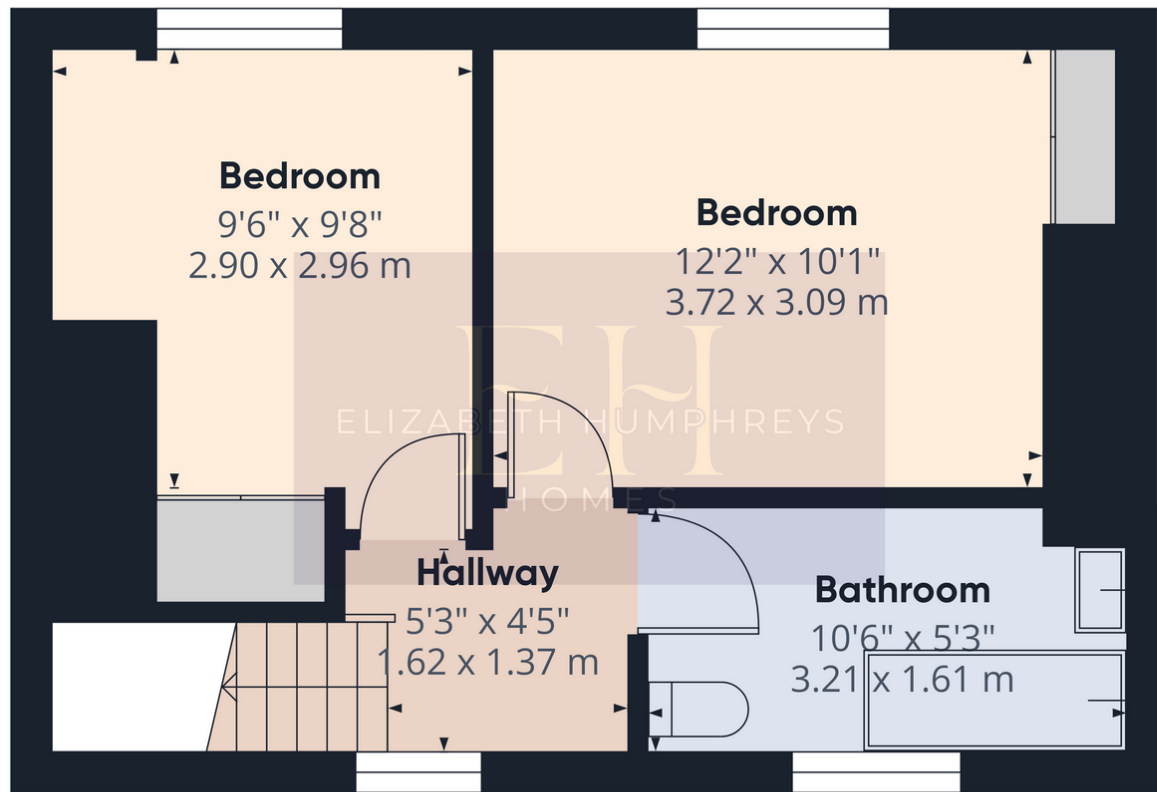
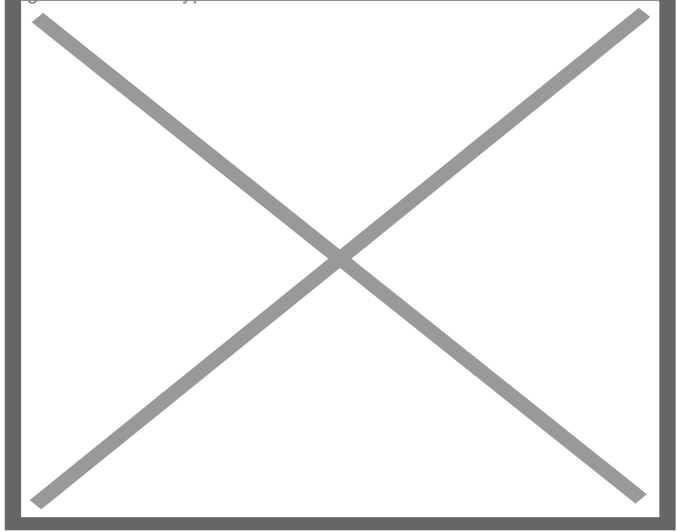






**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(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	



Ground Floor

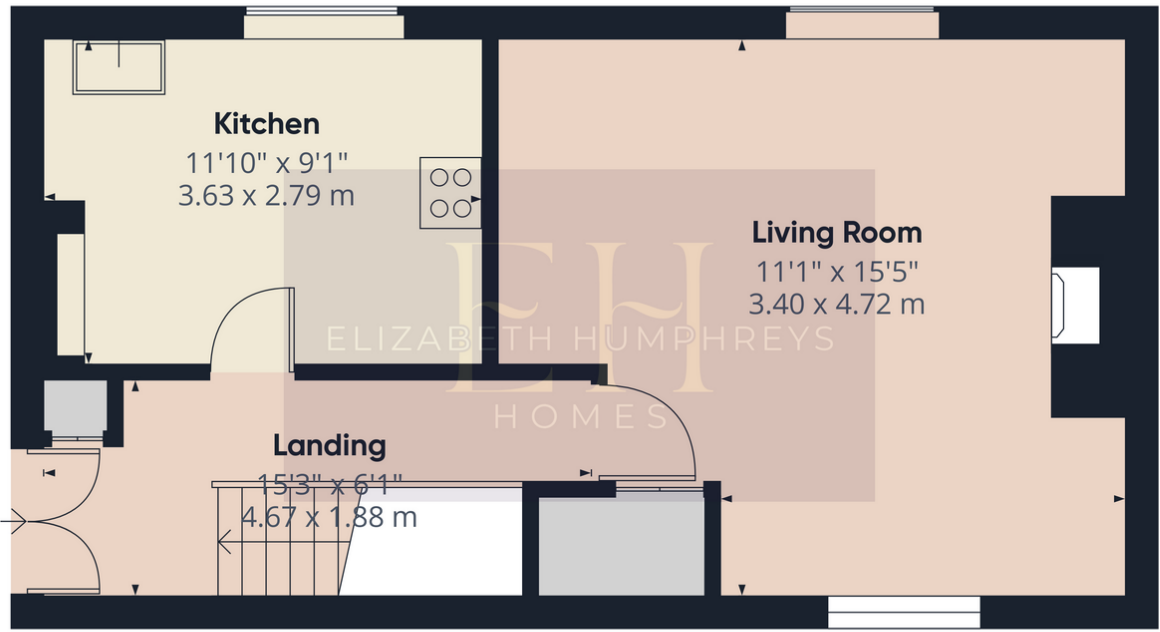


**Approximate total area<sup>(1)</sup>**  
 332 ft<sup>2</sup>  
 30.8 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
427 ft<sup>2</sup>  
39.7 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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Floor 1