Park Road, Swarland, Morpeth, Northumberland

OIRO £475,000



Full Description

Boasting approx. 1.4 acres of grounds, views of which are enjoyed from many of the principal living spaces, this property is your dream country home. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedroomed property located in the Northumberland village of Swarland. This distinctive home has been significantly upgraded by the current owners and benefits from plenty of gated gravelled driveway parking, a delightful orangery extension, uPVC windows with colonial shutters and composite doors, air source heating, and all the other usual mains connections. This superb property would appeal to those looking to easily commute north or south but who would prefer to be surrounded by beautiful countryside.

Swarland is an idyllic village which boasts its own Primary School, ‘Nelsons’ coffee shop, children’s play area, tennis courts, a village golf course and club house, equestrian facilities, a village hall and stunning views of the coast and countryside with walks into the countryside minutes from your front door. A two-minute drive from the A1, this village is perfectly located for easy access north into Scotland and south to Newcastle and beyond.

Entry is via the front door which opens into an internal hallway, with a solid

oak floor and fitted door mat, which offers convenient access to the main living areas. Stairs ascend to the first floor.

The living room is a charming space in which to spend time with family and friends. The feature panelling adorning the walls, coving and the tartan carpet add charm and character to this attractive room. A wood burner set on a slate hearth with a black stone effect tiled insert and wooden surround forms a striking focal point enticing you to sit before it during the cooler months. Two windows, one to the front and one to the side, allow plenty of natural light to circulate.

The kitchen-diner appeals to modern living and is a lovely light and bright space. The dining end of the room enjoys views over the front garden and there is plenty of space to accommodate a large dining table and accompanying chairs. One wall incorporates a feature fireplace which could be reinstated as a functioning fireplace should you so wish. Subtly dividing the dining room from the kitchen is a peninsular which offers further seating and storage including an integrated fridge. The flooring at this point blends from the oak into practical and attractive tiling within the kitchen which offers plenty of wall and base units with a black door complemented by a solid wooden work surface and a sage-green coloured tiled splash back. In terms of fitted equipment, there is an eye level double oven with pan drawers beneath, a washing machine, a single bowl Belfast sink with a black mixer tap above, a slimline dishwasher, an induction hob beneath an extractor fan, a microwave and a glass display cabinet. This is a lovely sociable space in which to chat to family and friends whilst creating culinary delights within the kitchen.

Adjacent, within an inner hallway, is a substantial storage cupboard which houses the electrical consumer unit for ease of access. A second door provides entry to the ground floor WC. The suite comprises a wall hung concealed cistern toilet with a black push button behind and a hand wash basin on top of a vanity unit with a black mixer tap above. The space has been finished with wood-look tiling which is illuminated by natural light entering via a window to the rear. A radiator ensures added comfort.

A partially glazed uPVC door opens into the recently constructed orangery which offers a fantastic additional living space. This extensive room boasting many windows and French doors, and a further door, opening out to the rear garden can be enjoyed throughout every season. The solid roof with lantern allows further natural light with additional lighting by way of recessed spotlights. The space is finished with a sumptuous carpet adding comfort as you move throughout.

Taking the stairs to the first floor, the L shaped landing, with a window overlooking the rear, opens out to three bedrooms, the family bathroom and a cupboard housing the boiler which is facilitated by the air source heat system.

The principal bedroom is a spacious double room with a window overlooking the front of the property with views to the coast. The tartan carpet works in harmony with the rest of the décor creating a stunning look within this calm and restful room.

Bedroom 2 is another large double room with a window to the front of the

property capturing views on a clear day to the coast. The current owners utilise this room as a hobby room. Loft access is available.

Bedroom 3 is a spacious double room taking advantage of views to the rear of the property. The space is finished with vinyl flooring which complements the cream painted walls.

The family bathroom has been recently fitted, and the Moroccan tiled floor works in harmony with the marble-look tiling and themed wallpaper around the rest of the room creating a luxurious look. The suite comprises a bath with a water fall shower head and a separate shower head over behind a pivot screen, a wall hung illuminated mirror, a shaver point and a vanity unit incorporating a concealed cistern toilet and a semi recessed hand wash basin with black taps above. A chrome heated towel rail ensures added comfort.

The property continues to impress with the extensive grounds to the rear which extend to join the forest at the foot of the garden. The garden is mainly laid to lawn framed by hedges and mature shrubbery which forms a lovely green and restful backdrop. There are plenty of spaces in which to enjoy al fresco dining with family and friends and a raised bed offers the perfect place to plant vegetables or cut flowers. The garden features a glorious timber garden room, incorporating a wood burning stove and a carpeted floor, offering a range of possibilities of use. The front garden is large, mainly laid to lawn with a hedge offering privacy.

Tenure: Freehold
Council Tax Band: D £2566.46
EPC: E

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

- Approximately 1.4 Acres of grounds/ field
- Lots of driveway parking
- Garage
- Summer house
- Stunning extension garden room
- Wonderful kitchen
- Modern bathroom
- Woodburner

Contact Us

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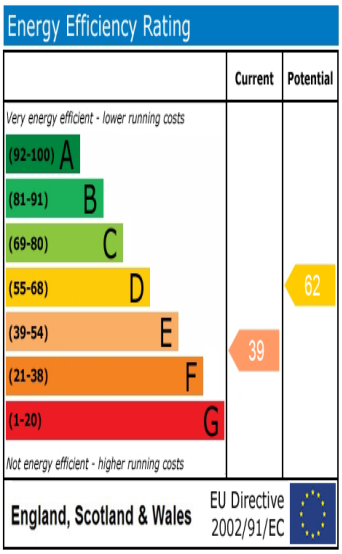










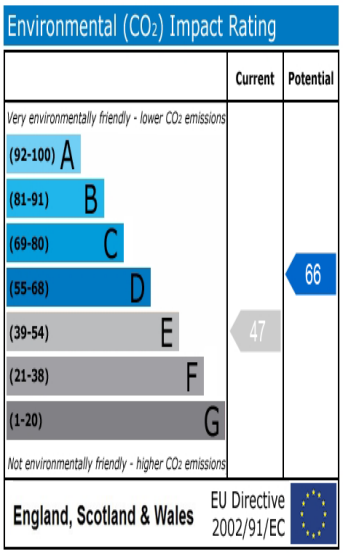
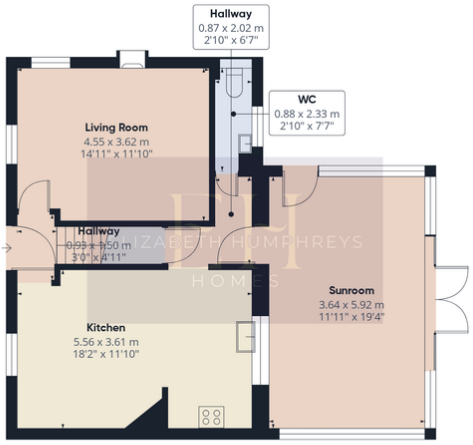
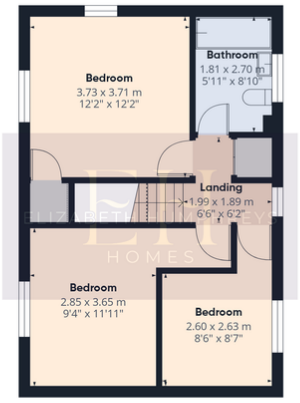


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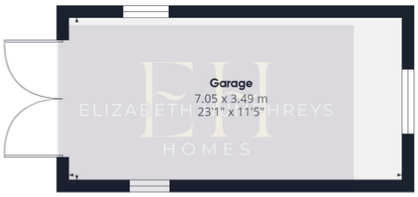
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

Approximate total area(1)

162.2 m²

1747 ft²

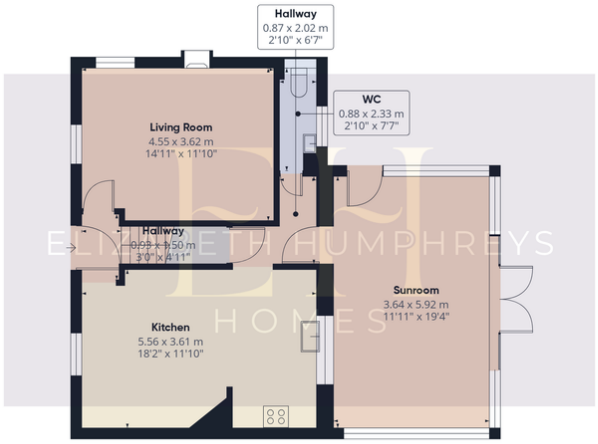
(1) Excluding balconies and terraces

Reduced headroom

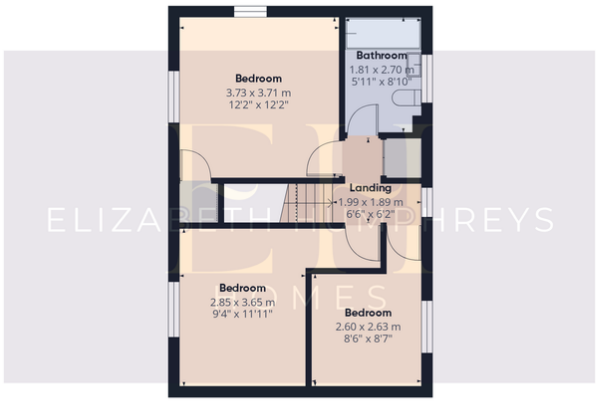
Below 1.5 m/5 ft

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 Building 1



Floor 1 Building 1

Approximate total area(1)

110.7 m²

1193 ft²

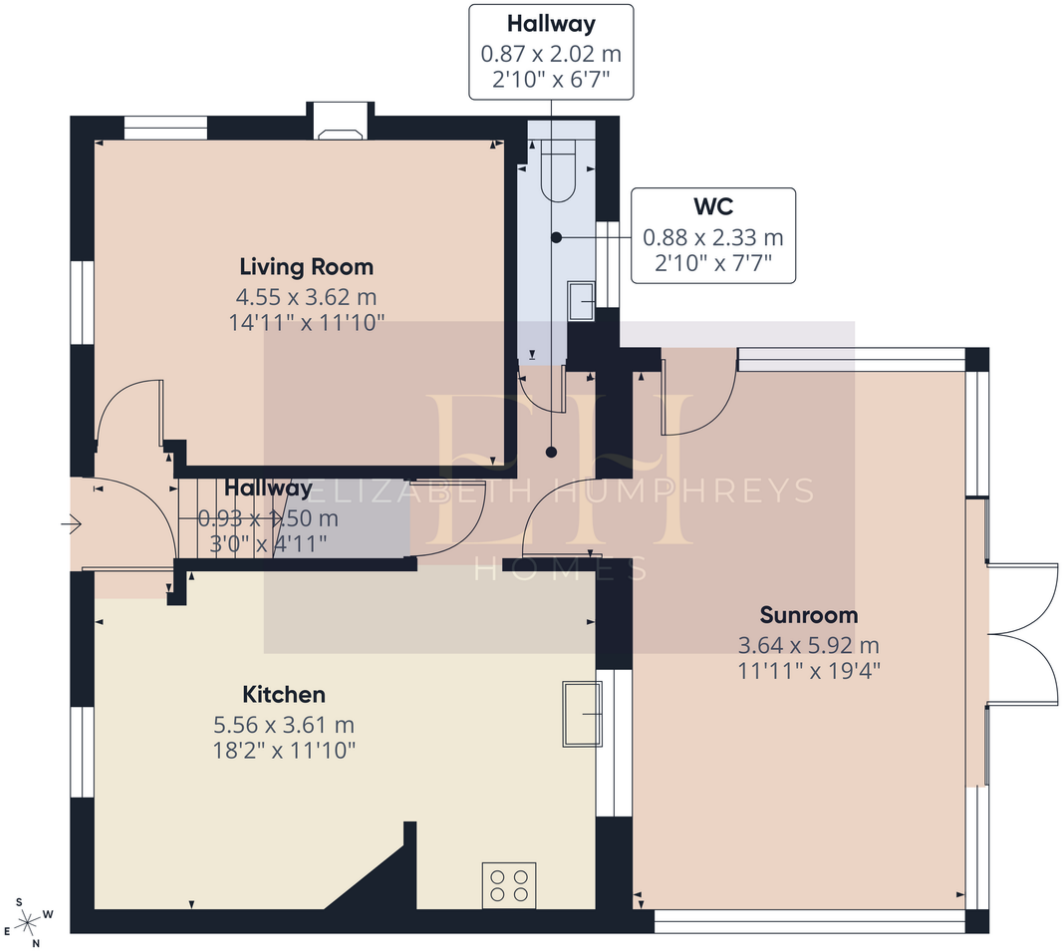
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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Ground Floor Building 1

Approximate total area(1)

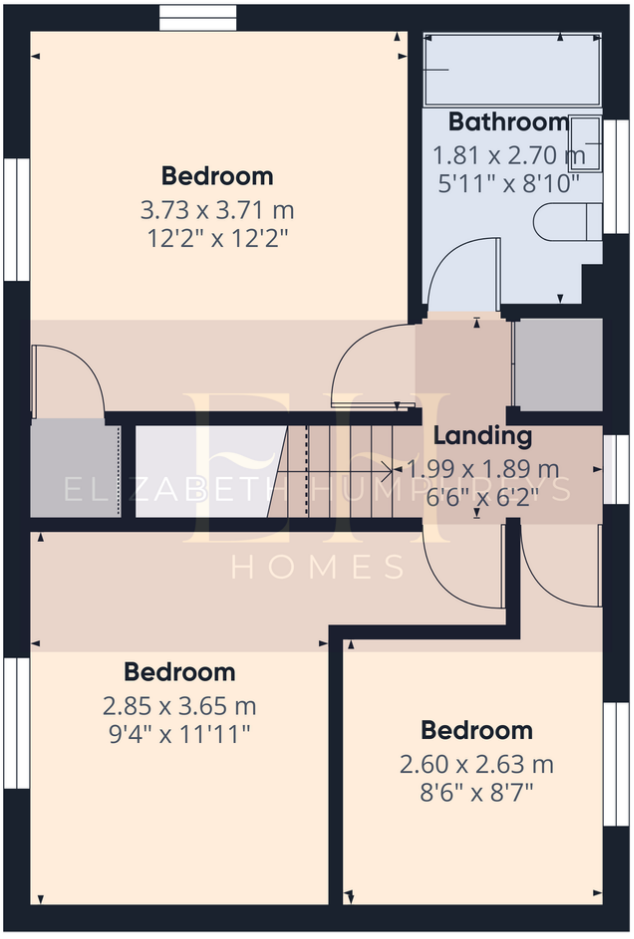
68 m²

732 ft²

(1) Excluding balconies and terraces

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Floor 1 Building 1

Approximate total area(1)

42.7 m²

461 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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Approximate total area(1)

26.6 m²

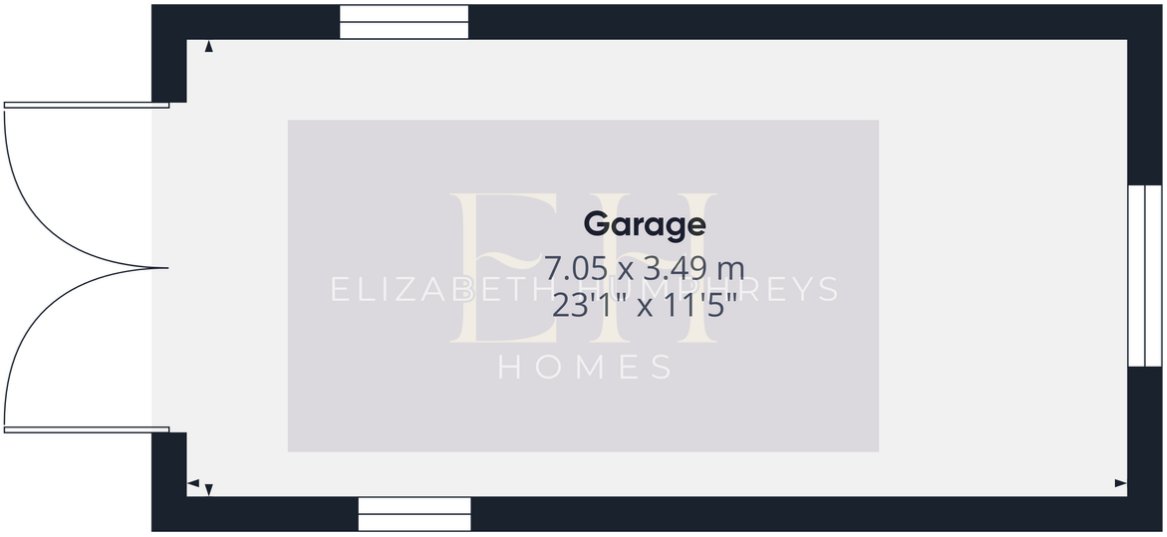
286 ft²

(1) Excluding balconies and terraces

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Ground Floor Building 2



Approximate total area(1)

24.9 m²

268 ft²

(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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Ground Floor Building 3