

# Park Road, Swarland, Morpeth, Northumberland

£650,000



## Full Description

Boasting glorious wrap around gardens of over an acre, views of which can be 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 4 bedroomed bungalow located in the Northumberland village of Swarland. This distinctive home benefits from a larger than usual plot, plenty of gravelled driveway parking, gorgeous wrap around gardens, a delightful garden room extension, uPVC windows and composite doors, oil central heating, and all the other usual mains connections. Solar panels and battery. 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.

A walk under covered porch area before the front door offers shelter from

inclement weather for guests upon arrival or for when looking for keys as you arrive home and is a superb asset. Its east facing orientation means that the early morning sun floods in making it also an ideal space in which to relax with a cup of coffee whilst reading the morning paper.

The front door opens into an internal hallway with various doors leading off and a window to the side allowing for natural light. The engineered oak flooring, which continues throughout most of the ground floor, completes the space adding elegance and is complemented by the 'Farrow and Ball' style of décor furnishes each room.

A wood and glass door opens into a glorious dual aspect kitchen-dining-living area capturing wonderful views of the rear garden to the forest beyond. A pair of French doors open onto a large patio ideal for al fresco dining with family and friends during the warm summer months.

The garden room area extension benefits from many windows, two Velux windows and ceiling spotlights and is a superb additional living space where you can enjoy the garden views during every season. The space flows freely into the living-dining room which showcases a fireplace housing a wood burner set upon a slate tiled hearth. There is plenty of space to accommodate a range of comfortable furniture in addition to a dining table with accompanying chairs. The sunrise can be appreciated from a lovely bay window.

The space continues to the modern kitchen which offers a good number of wall and base units with a white high gloss door with a modern handle complemented by a contrasting light grey work surface and grey splash back tiling. In terms of fitted equipment, there is an eye level double oven, a four-burner ceramic hob beneath a black glass extractor fan, a Bosch dishwasher, a Hotpoint coffee maker, a microwave and wine racks. There is space for a free-standing fridge freezer. Two windows allow a wealth of natural light to circulate with additional lighting by way of ceiling spotlights illuminating the breakfast bar area which offers further seating.

The utility room, housing the oil boiler, offers further wall and base units with a wood look door complemented by a granite effect work surface. There is a single bowl stainless steel sink and space and plumbing for a washing machine. There is a door which provides external access and a window captures views of the private rear garden. The room has been finished practically and attractively with a tiled floor.

The hallway, with loft access above, includes a beneficial cloaks cupboard which offers storage and houses the electrical consumer unit for ease of access. The hallway then provides convenient access to the visitors' WC which comprises a concealed cistern toilet and a white high gloss vanity unit with a hand wash basin on top and a fitted mirror above. The space is finished with attractive slate coloured tiling which is illuminated by the natural light entering via the window. Additional lighting is by way of ceiling spotlights.

This glorious property has been designed to maximise free flow of movement between the principal living spaces which is ideal for entertaining and hosting parties.

The principal bedroom is a good-sized double room offering a full bank of fitted wardrobes and en-suite facilities. This light and bright room boasts French doors with windows to either side which open out to the patio within the rear garden which is a wonderful feature. The modern fitted and stylish en-suite comprises a shower with wet room flooring and a walk behind screen with a waterfall shower head and a separate shower head within, a chrome heated towel rail, an extractor fan and twin hand wash basins incorporated into a white high gloss vanity unit which extends to include the concealed cistern toilet. The floor is fully tiled, and the carefully placed rust-coloured wall tiles complete the look perfectly with the addition of fitted mirrors reflecting the natural light creating a glorious boutique hotel style look.

Bedroom 2 is a large double room with a window taking advantage of views to the side of the property. This neutrally decorated room is currently utilised as a home office.

At the opposite end of the property, the rear hallway provides access to two further bedrooms and a bathroom.

Bedroom 3 is another double room with a window overlooking the gardens with a green and leafy vista of the forest beyond. This is a further light and bright room.

Bedroom 4 is a large double with a window to the front and a window to the side: another light, bright and restful room.

The family bathroom is spacious and comprises a white bath with sandy coloured splashback tiling, a white high gloss vanity unit with a hand wash basin within an attractive work surface, a concealed cistern toilet and a large shower cubicle with an electric shower within finished with sandy/light grey coloured tiling. A window allows for natural light. The main loft, which is fully boarded, is accessed from here by way of a loft ladder.

The property continues to impress with the extensive lovely wrap around gardens which extend to join the forest at the foot of the garden. A large patio, the width of the property, is ideal for al fresco dining during the warm summer months. There is a large brick-built outbuilding which offers excellent storage and the oil tank is located discreetly behind this. There is a large summer house which offers an alternative space in which to relax and enjoy the garden views, and there is a greenhouse which is perfect for the green fingered gardener to while away the hours potting and planting. The mature trees and rose beds are a glorious addition to this west facing peaceful and private garden.

Tenure: Freehold  
Council Tax Band: D £2146.03  
EPC: Ordered

**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

- Wonderful grounds
- Solar panels and battery
- Large out building
- Views of the forest
- Views to the front towards the coast
- Modern kitchen/dining/living area
- Garden room area with stunning views over the garden
- Lots of driveway parking
- Lovely and light

## Contact Us

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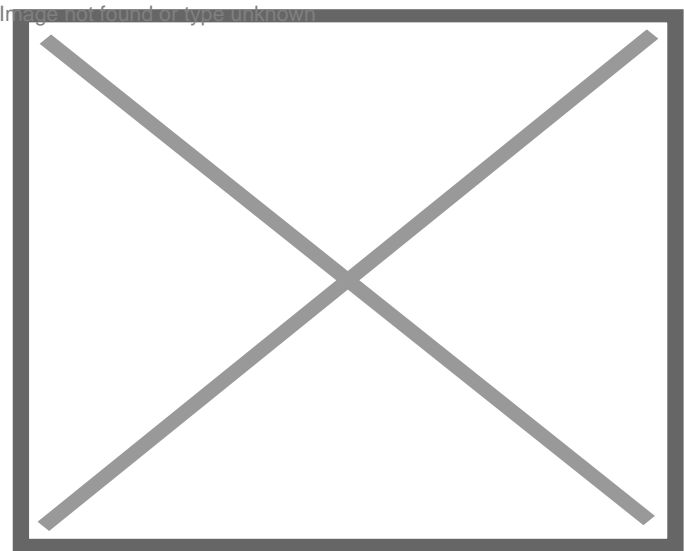












Ground Floor Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area<sup>(1)</sup>  
2080 ft<sup>2</sup>  
193.3 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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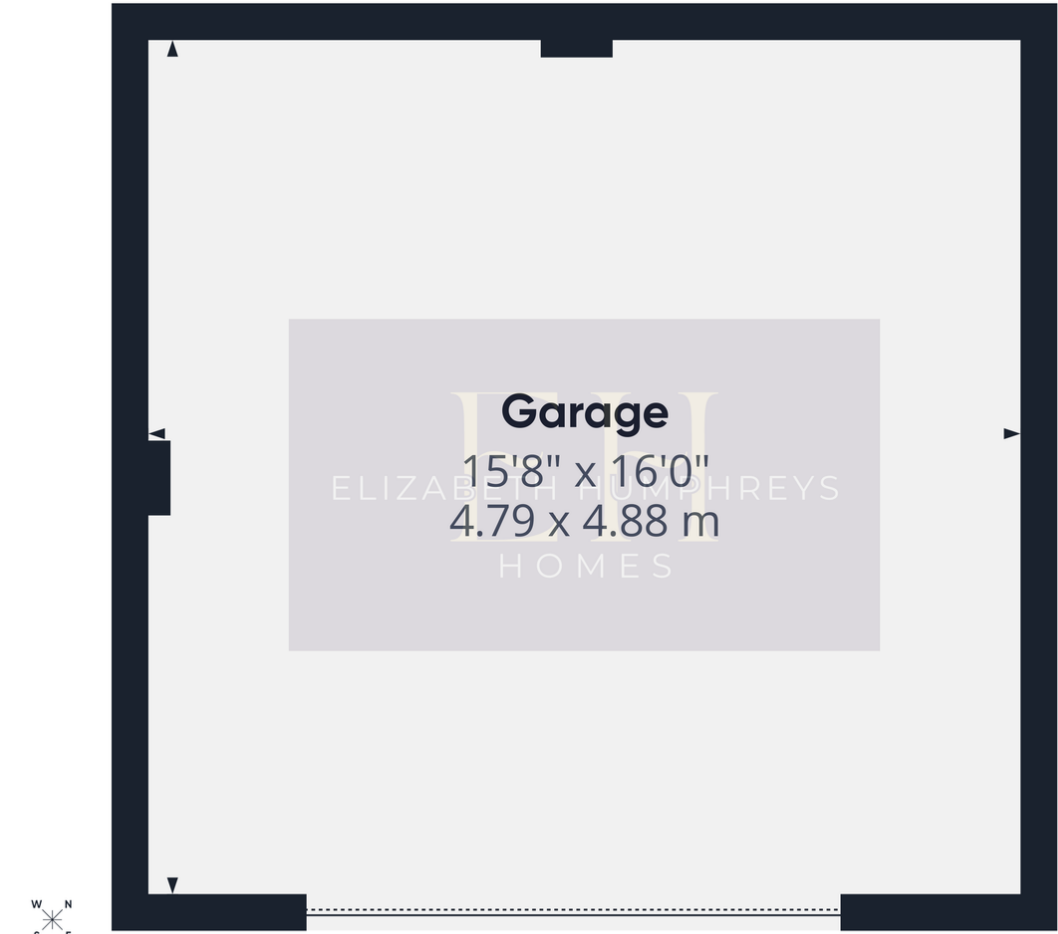
Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
1551 ft<sup>2</sup>  
144.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
253 ft<sup>2</sup>  
23.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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Summer House

14'9" x 18'7"

4.50 x 5.68 m

ELIZABETH HUMPHREYS  
HOMES

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

276 ft<sup>2</sup>

25.6 m<sup>2</sup>

(1) Excluding balconies and terraces

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Ground Floor Building 3