

The Orchard, Swarland, Morpeth, Northumberland

Offers Over £435,000



Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3 bedrooomed bungalow located in the Northumberland village of Swarland. This distinctive home benefits from driveway parking for four cars, gorgeous wrap around gardens of around 1/3 of an acre, uPVC windows and facias, super-fast fibre connection, solar panels with an inverter and batteries, an air source heat pump, and all the other usual mains connections. Sold with no chain and ideally positioned in a small cul-de-sac this property, benefiting from a corner plot and space all around, is your ideal escape to the country.

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 and 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.

Steps lead from the parking area to the front door, which opens into a light and bright porch with wooden windows and a practically tiled floor. A door opens from here into the main entrance hallway which houses a

substantial mirrored wardrobe ideal for storage coats, shoes and suchlike. Maximising free flow of movement between the principal living areas this property offers wonderfully sociable and comfortable living.

Bathed in natural light the L-shaped living-dining room is a welcoming space offering plenty of space to accommodate a variety of seating in addition to a dining table and accompanying chairs. With coving and wonderful views, this is a lovely room in which to spend time with family and friends. A sliding door opens to the conservatory, with a flat panelled roof, which extends almost the width of the property increasing the living space tremendously. With its many windows and a pair of double doors opening to the side and a further pair of doors opening to the rear garden, this is a superb space, establishing a seamless transition between indoor and outdoor living.

The kitchen, with a good height of ceiling, offers plenty of wall and base units with a white handle-less high gloss door. In terms of fitted equipment, primarily Bosch, there is an under-bench oven, an induction hob beneath an extractor fan and a bowl and a half porcelain sink. There is a free-standing Bosch dishwasher and space for a free-standing fridge-freezer. Furthermore, there is a peninsula which offers further storage and the potential for further seating should you so wish. A uPVC door opens to the rear garden. The corridor leads to a further room, which would have been the utility room prior to a remodelling of the space, which presents an opportunity for a variety of uses.

The bathroom, with Heritage ceramics, is spacious and comprises a bath, a quadrant shower cubicle with a shower within, a bidet, a concealed cistern toilet, a hand wash basin on top of a wood vanity unit and a window with privacy glass allows for natural light. The space is finished with tiling and laminate-type flooring.

The L-shaped corridor extends to the bedroom accommodation all of which are good-sized, carpeted and feature coving.

The primary bedroom is a super king-sized room overlooking the front of the property. There is a bank of built-in mirrored wardrobes.

Bedroom 2 is a large double offering plenty of storage options and a pleasant view.

Bedroom 3 is a spacious double overlooking the rear garden. This room offers with a fitted wardrobe. The previous owner incorporated a door from this room leading to a utility room which offers space and plumbing for a washing machine, space for a tumble dryer and a single bowl stainless steel sink. A uPVC door opens to the rear garden and a further door opens to the garage which houses the electrical equipment facilitating the solar panel heating system. The garage has an electric roller door and loft storage is available.

The gardens, mainly laid to lawn, offer a mature private space with attractive box hedging and a pleasant woodland backdrop: the ideal place in which to enjoy alfresco dining and relaxing with family and friends whilst appreciating the expansive outside space. Sections of the garden have been attractively planted and interspersed with seating areas, whilst raised

paving frames the house itself.

Tenure: Freehold

EPC: C

Council tax Band: E, £2,952.93 for the 2025/26 financial year

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

- No chain
- 1/3 acre plot
- Light and spacious
- Driveway parking
- Garage
- Utility room
- Replaced kitchen
- Conservatory
- Larger garden plot
- Sought after village location

Contact Us

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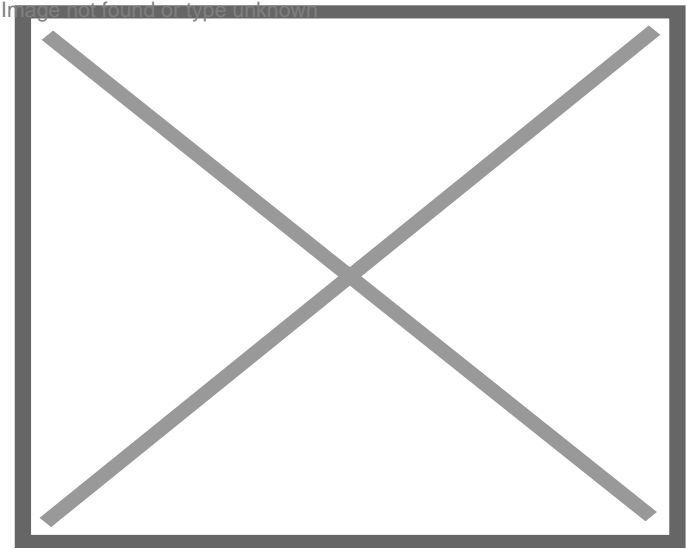


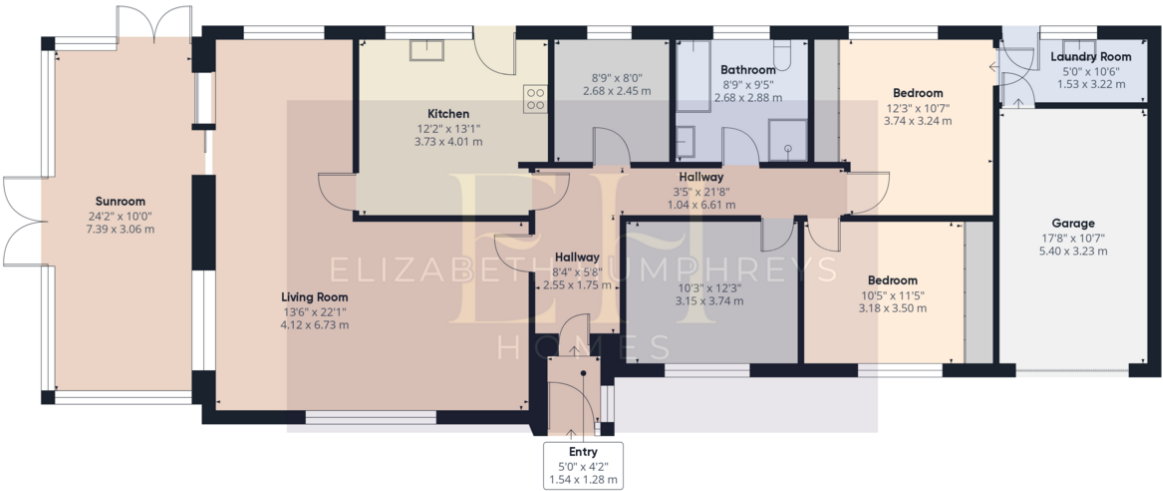




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	65
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Approximate total area[®]

Area	Approximate total area [®]
1805.42 ft ²	167.73 m ²

(1) Excluding balconies and terraces

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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