

The Pines, Hadston, Morpeth, Northumberland

OIRO £400,000



Full Description

A superb and comfortable home offering spacious light and bright contemporary living within walking distance of the beach. Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 4 bedroomed Swiss chalet style home located in the Northumberland village of Hadston. Unique in its design this property benefits from a private driveway with parking for four cars leading to a double garage, low maintenance gardens, double glazed wooden windows and a wooden front door, ground floor wet under floor heating, an E V charge point, super-fast fibre connection, and all the other usual mains connections. In addition, this home offers a ground floor suite of rooms which would enable multi-generational living if required or be developed into an Airbnb as there is independent access from the side of the property: a superb asset. The property also benefits from ECO features including grey water collection and solar panels.

Hadston is a peaceful village in the heart of Northumberland with a lovely sense of community. Only a few miles away is the stunning Druridge bay country park with its seven-mile stretch of sandy beaches and a series of smaller nature reserves, home to resident rare birds. It's the perfect place to ride, cycle, paddle or surf and you can even launch your own boat on the park's lake. A short drive north is the vibrant harbour town of Amble,

where you will find plenty of shops, pubs, restaurants and other amenities.

With a generous amount of space around it and pleasant borders framing this stunning property, a gently sloping ramp approaches the wooden front door which opens into a beneficial entrance porch offering cloaks and shoe storage. The tiled slate floor is low maintenance and completes the space perfectly. A second door opens into the main hallway with stairs, with storage beneath, ascending to the first floor and various doors leading off. You are immediately impressed by the sense of space and airiness offered by this wonderful property from this point of entry onwards.

Open plan and spacious, the kitchen-dining-sitting room is a superb room appealing to modern living with a pair of double doors opening onto a decked area at the rear facilitating free flow of movement between indoor and outdoor living. This impressive room incorporates a mezzanine level, with Velux windows, which overlooks the sunroom space to the rear of the kitchen. To the right there is a lovely seating area before a window which overlooks the rear of the property and a second which window takes advantage of views to the side. A feature fireplace, housing a multi-fuel burning stove set upon a black slate hearth, forms an attractive focal point enticing you to sit before it during the cooler months. To the left, there is a built-in wood store. The room finished with a wide plank LVT flooring which extends throughout most of the ground floor creating a seamless transition between the different spaces.

The dining space comfortably accommodates a dining table and accompanying chairs before a window to the rear allowing a wealth of natural light to circulate in addition to capturing a beautiful green and leafy view. A second window to the front allows further light.

The kitchen offers a good number of wall and base units, including a larder pull out, with a wooden shaker style door complemented by a contrasting black laminate work surface. There is a bowl and a half stainless steel sink with a mixer tap above and an induction hob beneath an extractor fan and space for an under-bench dishwasher. A peninsula incorporates the under-bench oven in addition to offering further useful work surface.

A partially glazed door opens into a useful utility room where there are further base and wall units with a cream-coloured door complemented by a wooden work surface which incorporates a Belfast sink. There is space and plumbing for a washing machine and space for a second under bench appliance. The gas boiler and water cylinder are housed here for ease of access, and two windows overlook the front of the property.

The ground floor bedroom, with independent access and a shower room adjacent, is a glorious and spacious double room with a window overlooking the side of the property. A door opens out to a decked area within the garden which enables a smooth transition between indoor and outdoor living and would be a lovely space in which to enjoy a cup of coffee at the end of the day.

The shower room comprises a shower with a single shower head within behind a pivot door, a wall mounted towel rail, a semi-recessed hand wash basin on top of a vanity unit and a concealed cistern toilet with a push button flush behind. The space is finished with slate floor tiling with a

decorative tiled insert which works in harmony with the tiled walls. Within the room there is a storage cupboard which houses the under-floor heating controls for ease of access in addition to providing further storage. This suite of rooms is a superb asset and would facilitate multi-generational living if required or could be utilised as a guest suite or a semi-independent space for a teenager.

The main staircase ascends to the first floor which showcases a magnificent, vaulted ceiling and two large windows to the rear which allow a wealth of natural light to transcend. The space would work perfectly as a library or space to sit and relax whilst reading a book or magazine. The landing, with loft access above, continues to open out to three bedrooms and the family bathroom.

The primary bedroom, with en-suite facilities, is a wonderful super king-sized room which boasts double French doors which open onto a veranda overlooking the front of the property. This is the perfect space in which to relax with a cup of coffee at the beginning of the day. Two further windows to the front allow additional natural light to circulate within this beautiful room which offers a good amount of fitted storage in addition to a central door which opens into a walk-in dressing area. The spacious en-suite comprises a massage shower with jets and a separate shower head within behind a pivot door, a deep and wide bath complete with massage jets, a close coupled toilet with a push button behind, a wall hung vanity unit with an oval hand wash basin on top, a separate storage unit and an anthracite coloured heated towel rail ensures added comfort. A Velux window, and a second window, allows for natural light which illuminates the marble-look wet walling which creates a designer look.

Bedroom 2 is a large and peaceful double room with a pleasant view to the rear of the property. This light and bright room offers various storage options.

Bedroom 3 is a glorious restful double room with a leafy green vista to the rear. The shaped ceiling adds character to this room which comfortably accommodates additional bedroom furniture.

The family bathroom can be accessed directly the landing but is also adjacent to bedroom 3 so could be utilised as an en-suite if you so wished. The suite has been designed as a wet room and comprises a shower space with a water fall shower head and a separate shower head within, a concealed cistern toilet with a push button, a wall mounted cupboard, a towel rail and a hand wash basin on top of a bottle green coloured vanity unit with storage beneath. The space is finished with black slate-look tiling with a feature pebble tiled insert which is attractive.

The property continues to impress with the rear garden which is a low maintenance outside space boasting a gloriously green and leafy backdrop. Mainly gravelled, with the addition of paved areas, this private space is ideal for entertaining family and friends. With a variety of seating areas, the sun can be followed throughout the day and a circular rendered wall forms an attractive focal point providing the perfect place for garden furniture. There is also a garden shed, a greenhouse and raised beds ideal for planting vegetable or cut flowers. This delightful family home, brimming with character and charm, offers spacious and versatile living and is one

not to be missed.

Tenure: Freehold

Council Tax Band: C, £2,282.51

EPC: C

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable."

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
- Private driveway
- Solar panels
- Double garage
- Light and spacious
- Walk to the beach
- Walk to shops
- Good transport links
- Utility room
- Ground floor bedroom and ensuite
- Some work required

Contact Us

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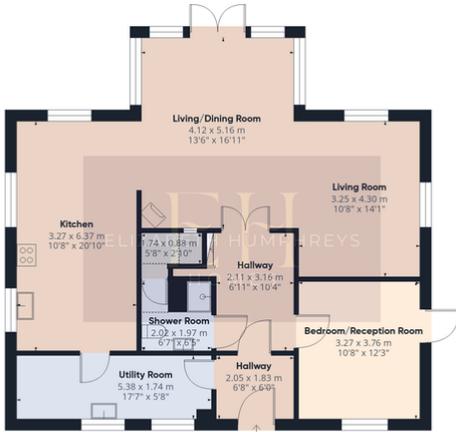
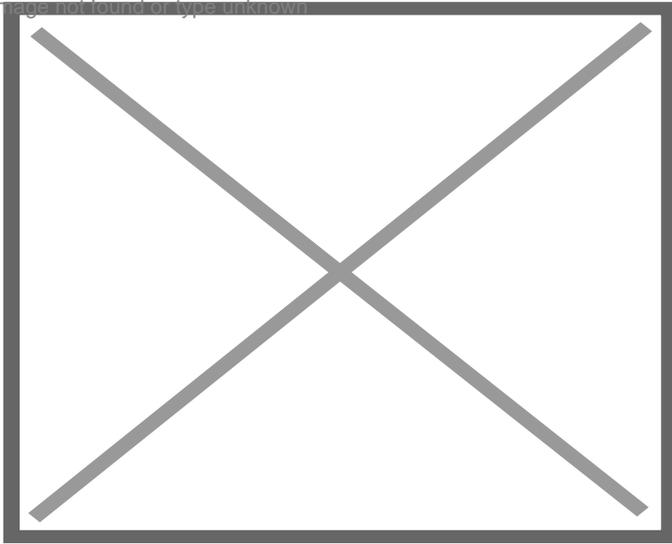




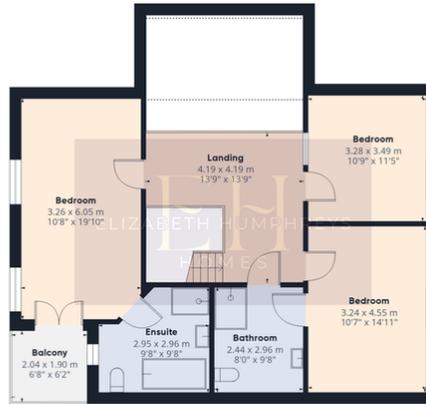
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		76	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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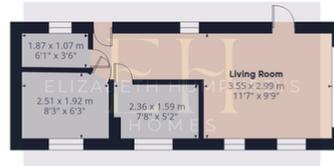
Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3



Approximate total area⁽¹⁾

220 m²

2369 ft²

Balconies and terraces

3.9 m²

42 ft²

Reduced headroom

1.7 m²

19 ft²

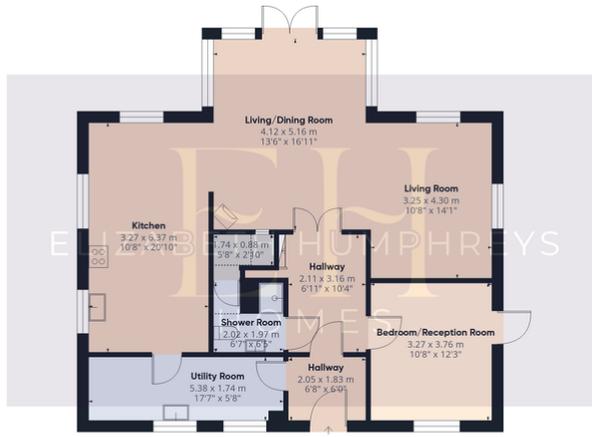
(1) Excluding balconies and terraces

Reduced headroom

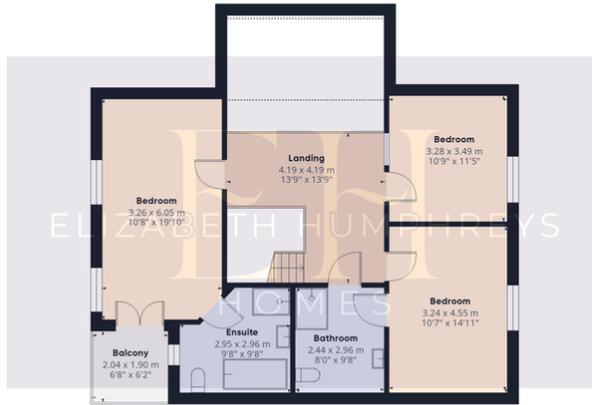
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Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
 169.3 m²
 1823 ft²

Balconies and terraces
 3.9 m²
 42 ft²

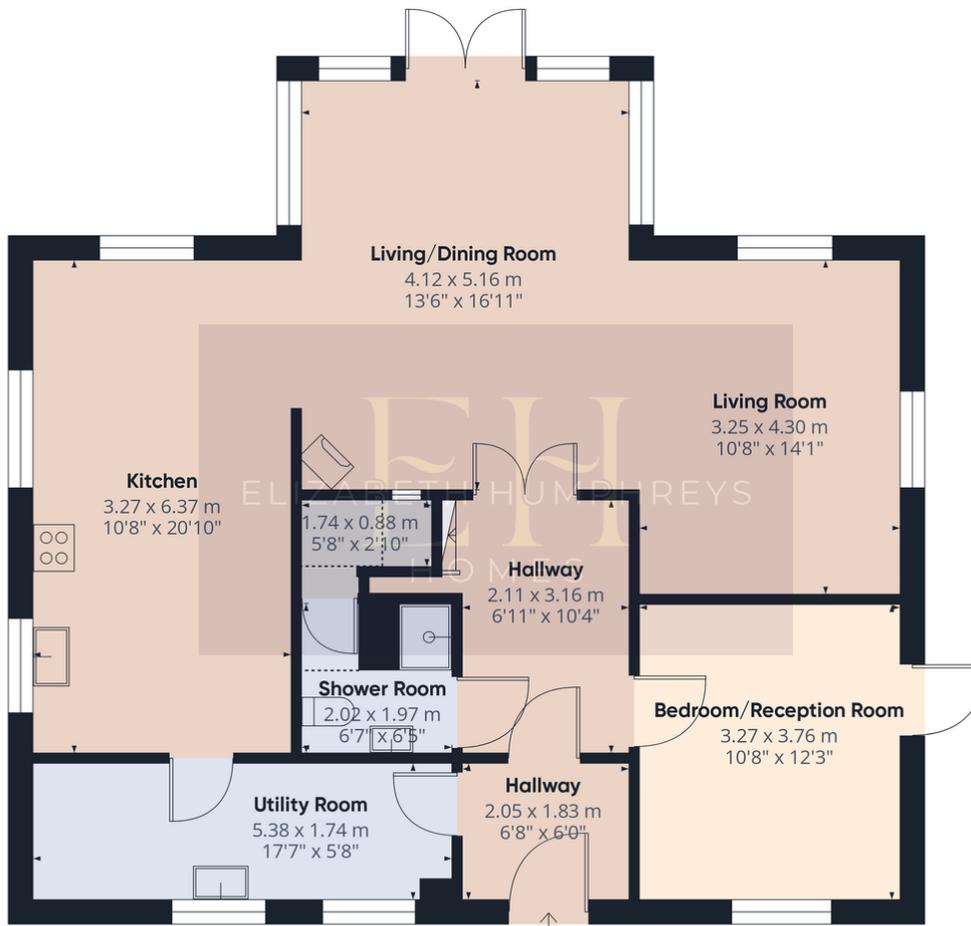
Reduced headroom
 1.7 m²
 19 ft²

(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

Approximate total area⁽¹⁾
 95.4 m²
 1027 ft²

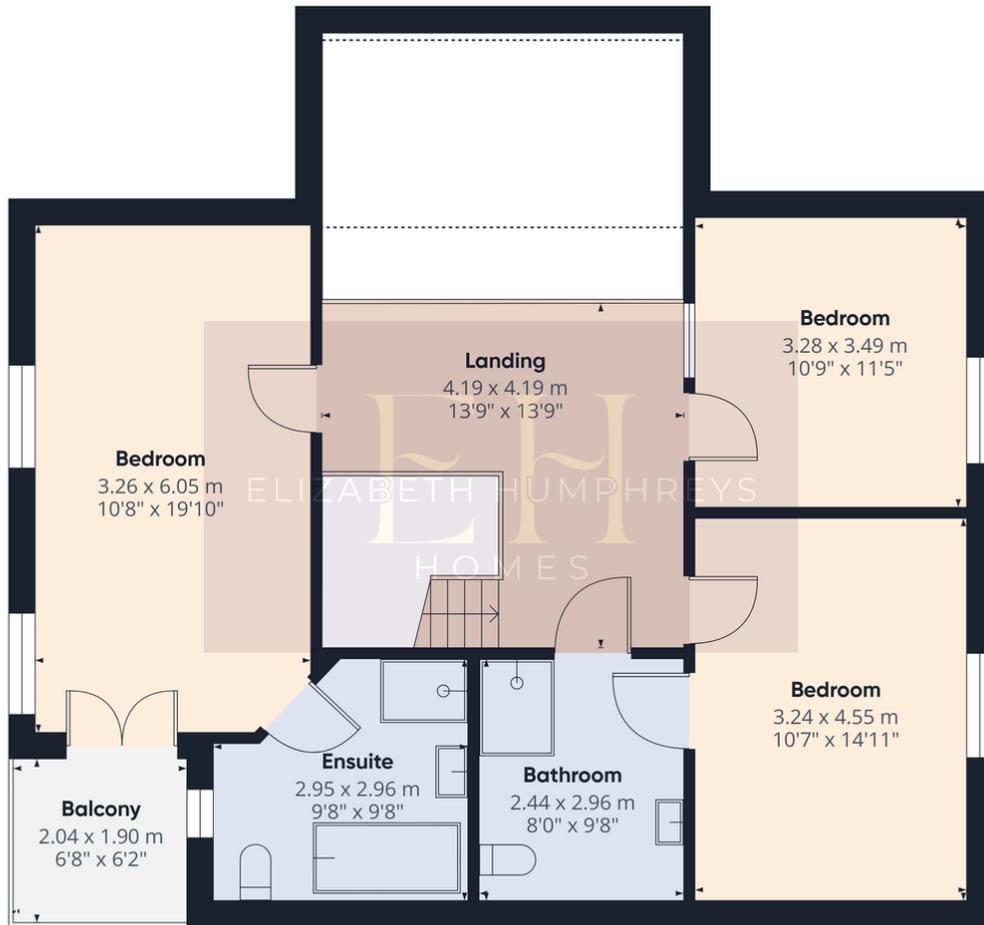
Reduced headroom
 1.6 m²
 17 ft²

(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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Approximate total area⁽¹⁾
73.9 m²
796 ft²

Balconies and terraces
3.9 m²
42 ft²

Reduced headroom
0.2 m²
2 ft²

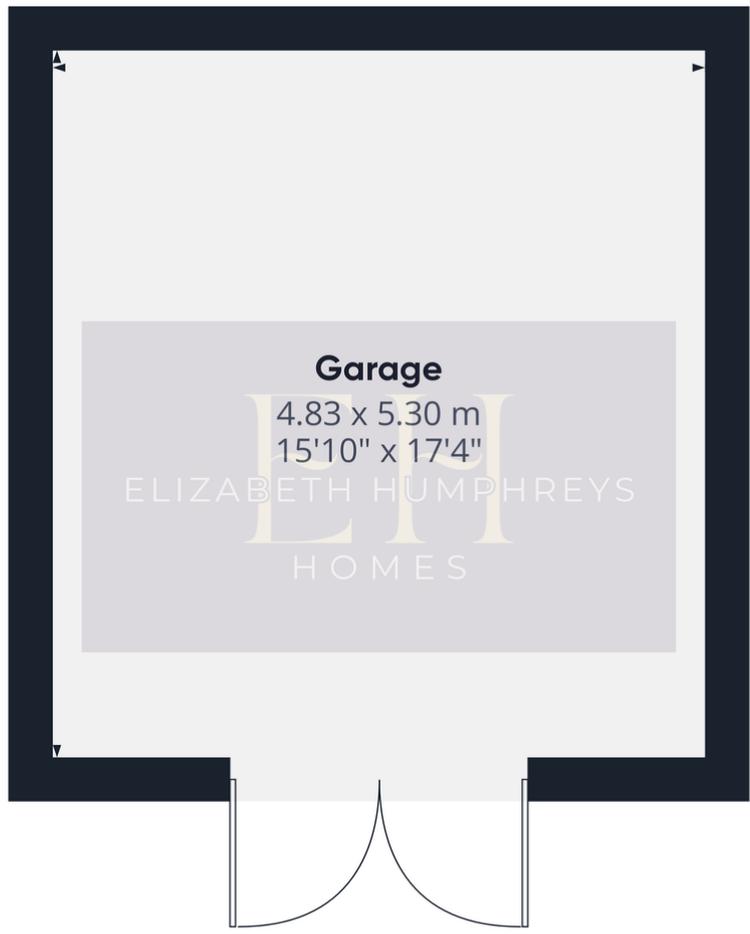
(1) Excluding balconies and terraces

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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Floor 1 Building 1



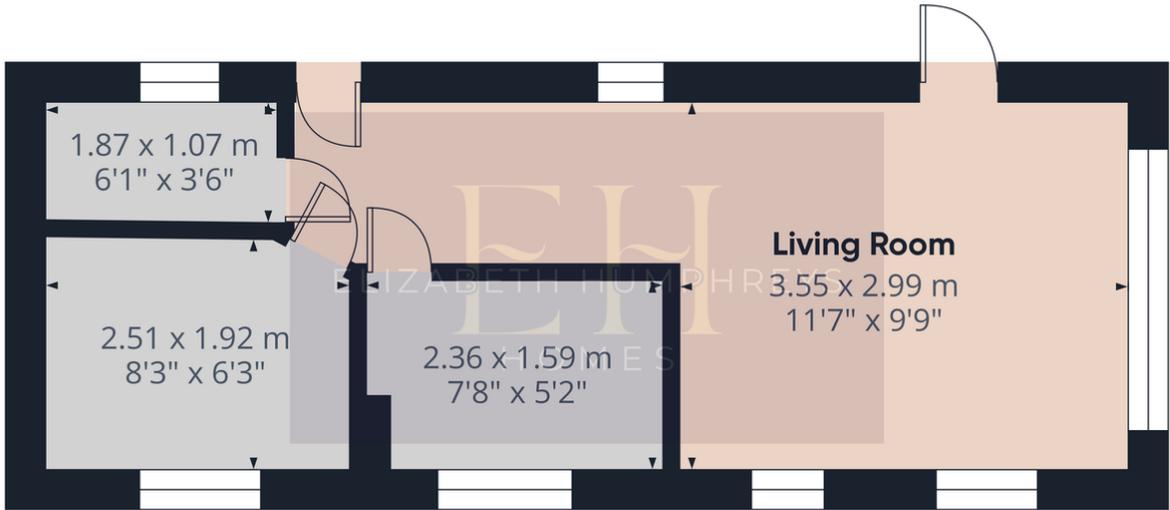
Approximate total area⁽¹⁾
25.8 m²
278 ft²

(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

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Ground Floor Building 3