

# Thirston Court, Felton, Morpeth

Offers Over £450,000



## Full Description

A unique barn conversion finished to an incredibly high standard taking full advantage of its idyllic setting and stunning countryside views. Elizabeth Humphreys Homes are delighted to welcome to the market this large three bedroomed property benefiting from driveway parking leading to a single integral garage with an electric roller shutter door, a useful workshop space, a second large garage, extensive country cottage style gardens, uPVC windows, ground floor wet underfloor heating, quality internal oak doors, super-fast fibre connection, mains gas central heating, shared water treatment plant drainage, and all the other usual mains connections. This attractive and comfortable home offering superbly light and bright living, surrounded by beautiful countryside, is one not to be missed.

West Moor is located nearby the attractive villages of Felton and Longframlington. Felton is situated just off the A1 and is a historic village full of charm and character. The fabulous Northumberland Arms pub and the renowned and original Running Fox Café and Bakery serve some of Northumberland finest produce including artisan breads, pies and cakes. There is also a village shop and post office. A few miles away is the championship golf course at Burgham Park Golf and Leisure Club but if golf isn't to your taste, then there are plenty of stunning walks around the villages as well as areas of the Coquet which are considered a fishery of

national importance. Longframlington has several local amenities including an award-winning village shop, a well-known and popular butcher, public houses, The Running Fox café, doctors' surgery, hairdresser, and Longframlington gardens. The Memorial Hall has lots of activities suitable for all the family, there is a walking club, a dog walking area in the centre of the village and a children's play area. The village also benefits from good transport links to Morpeth and Newcastle.

The open and airy internal hallway, with practical ribbed flooring as you enter, offers a warm welcome. Various oak doors lead off and you are left in no doubt of the quality of style and décor which permeates each room as you move throughout. Stairs ascend to the first floor and a door provides useful access to the integral garage, with two windows allowing for natural light, which houses the boiler for ease of access, the manifold for the underfloor heating, space for second fridge-freezer and further storage beneath the stairs. The non-slip flooring is beneficial.

The hallway continues to provide access to a fabulous ground floor shower room which comprises a walk behind shower screen with a water fall shower head and a separate shower head within, a concealed cistern toilet with a push button behind and a wall mounted vanity unit with a hand wash basin on top and an illuminated mirror above. The heated towel rail ensures added comfort. The space is finished with sandstone coloured tiling which creates a sleek and stylish look.

With a pleasant view to the front, the snug living room offers a comfortable space in which you can relax with family and friends. Alternatively, due to its proximity to the ground floor shower room, this room could be utilised as a bedroom facilitating multi-generational living if required.

Located to the rear of the property, the kitchen-dining-family space is glorious and appeals to modern living. A bi-fold door, in addition to a door with two large windows to either side, allows a wealth of natural light to circulate as well as allowing free flow of movement between indoor and outdoor living where the wonderful garden and open countryside views can be enjoyed. The windows usefully incorporate blinds which is a super feature. Within the living space, there is plenty of room for a settee and a dining table and accompanying chairs making this a wonderfully sociable place in which to chat and exchange stories of the day.

The kitchen area offers a good number of wall and base units with a light-coloured door complemented by a delicately sparkly light quartz work surface with a matching upstand and splash back. In terms of fitted equipment, there is a fridge-freezer, a dishwasher, a five-ring induction hob beneath a glass extractor fan, a microwave, two single ovens and a single bowl Franke Belfast style sink with a drainer cut in at the side. The space is finished with ceramic wood look floor tiles which are illuminated beautifully by the wealth of natural light circulating.

The utility room offers space and plumbing for a washing machine and a tumble dryer in addition to further storage. The space is finished with practical and attractive flooring.

Taking the stairs to the first floor, the spacious landing opens out to 3

bedrooms and the family bathroom.

The principal bedroom is an oasis of peace and tranquillity and captures beautiful countryside views. This tastefully decorated remarkably sized super king room offers a large walk-in wardrobe, with spotlights, and spacious en-suite facilities. The grey tiled suite comprises a double shower cubicle with a waterfall shower head and a separate shower head within behind a glass shower screen, a dark grey heated towel rail, a wall hung vanity unit with a draw beneath a hand wash basin on top, an illuminated mirror and a concealed cistern wall hung toilet with a push button behind. A window, with privacy glass, allows for natural light.

Bedroom 2 is a large king-sized room taking advantage of views to the front of the property. This room is currently utilised as a home office offering pleasant views as you work from home.

Bedroom 3 is another double room showcasing exposed roof trusses adding character. A window to the side allows a wealth of natural light to circulate.

With stunning marble-effect tiling, the family bathroom is a stylish and comfortable space. The suite comprises a deep double ended white bath with shower taps and a niche behind, a hand wash basin with a mixer tap above, a wall hung concealed cistern Villeroy and Boch toilet with Grohe push button behind and an electric mirror incorporating a music-playing facility to the side. A chrome heated towel rail ensures added comfort.

The rear garden is substantial and mainly laid to lawn framed by an attractive border with trees offering a pleasant backdrop. The space is securely fenced to allow children and family pets to play safely. There is paved area which is the ideal place in which to enjoy al fresco dining with family and friends during the warm summer months. In addition, there is a workshop area which is a superb asset and a second large multi use garage with an electric roller shutter door offering further storage and options for use.

Tenure: Freehold

Council Tax Band:

EPC: B

#### 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

- Very light and spacious
- Great energy efficiency
- Mains gas central heating
- Lots of garage space with two garages one single one large
- Plenty of driveway parking
- Views
- Great sized garden
- A perfect country home with good transport links

## Contact Us

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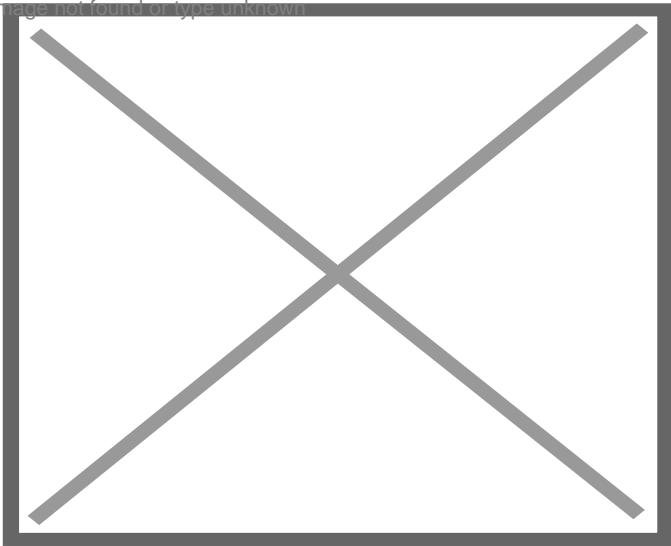
Energy Efficiency Rating

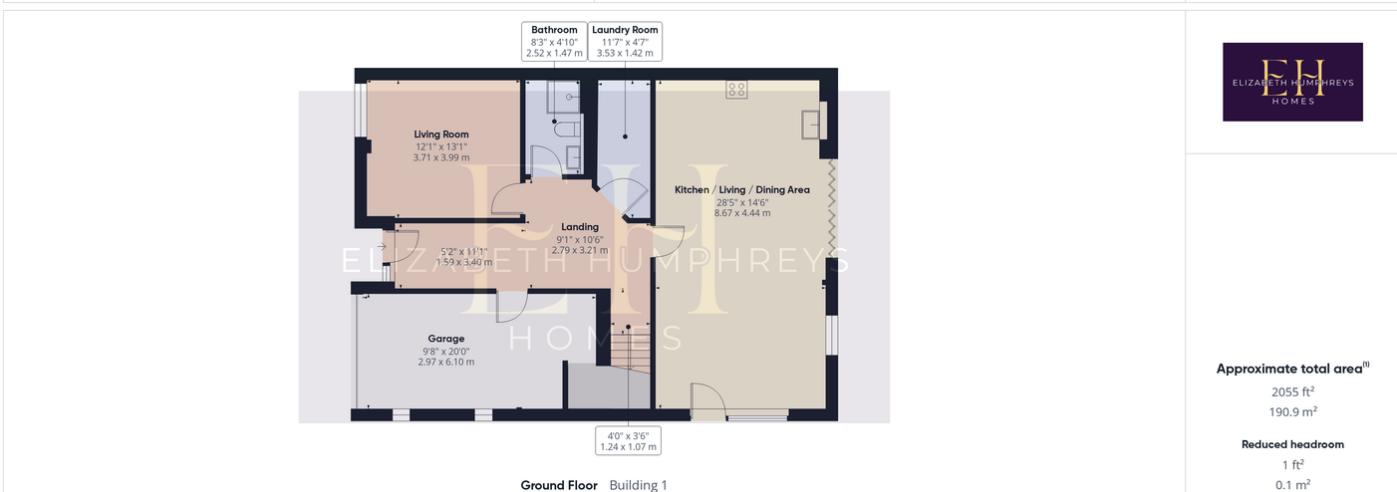
	Current	Potential
Very energy efficient - lower running costs (92-100) A	100	
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

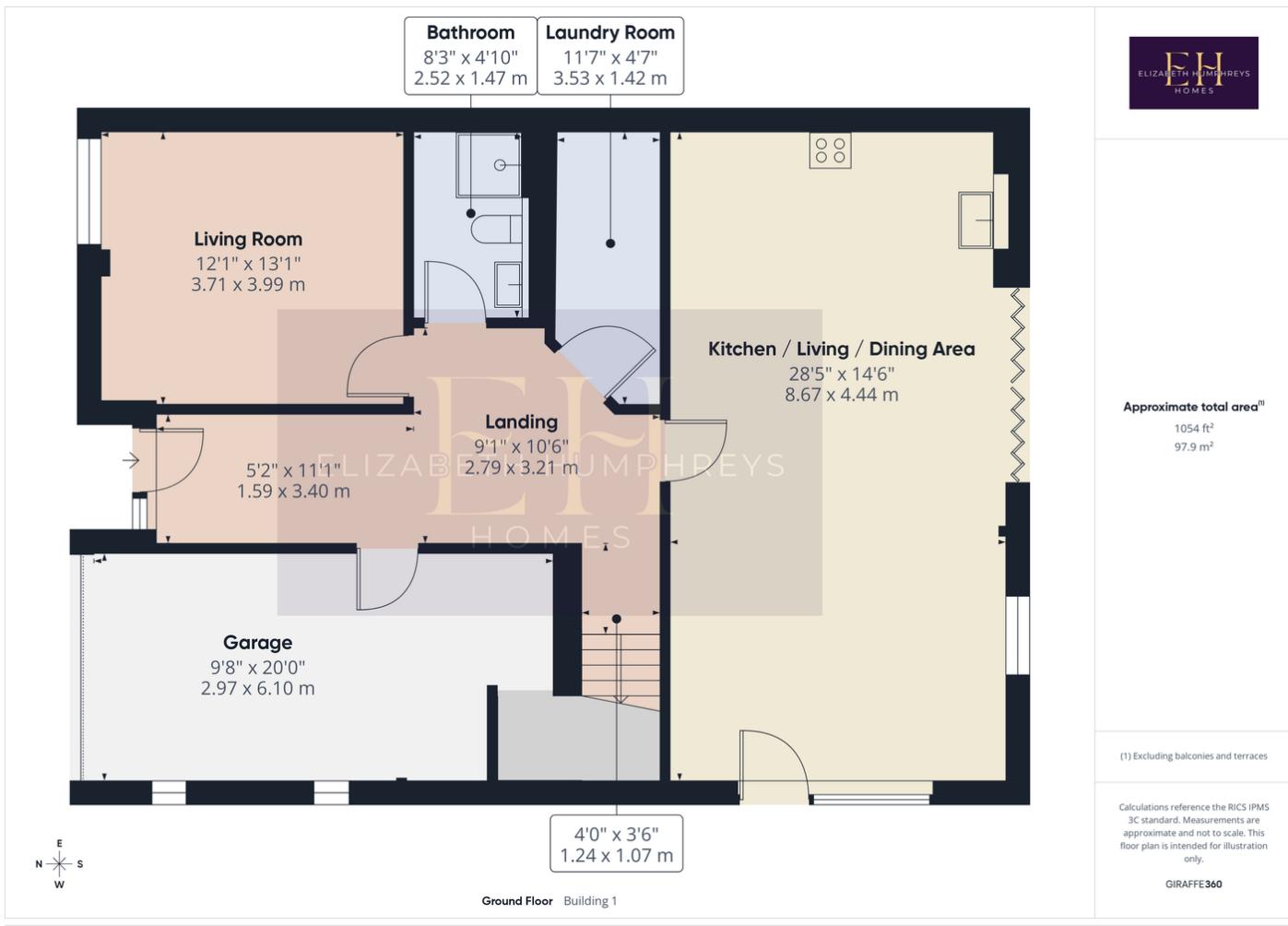
Environmental (CO<sub>2</sub>) Impact Rating

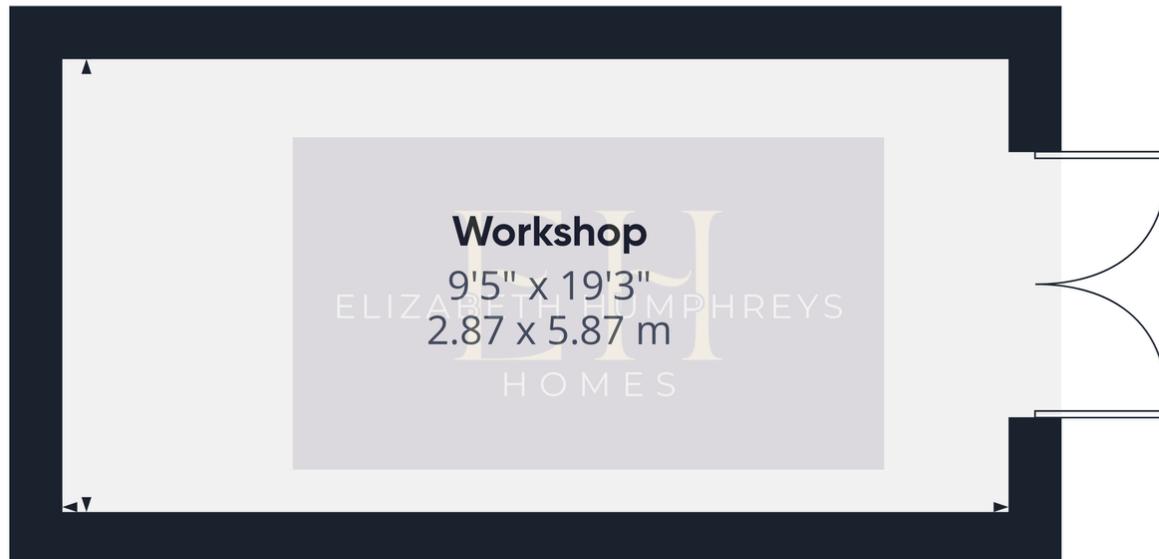
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) A	98	
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

182 ft<sup>2</sup>  
16.9 m<sup>2</sup>

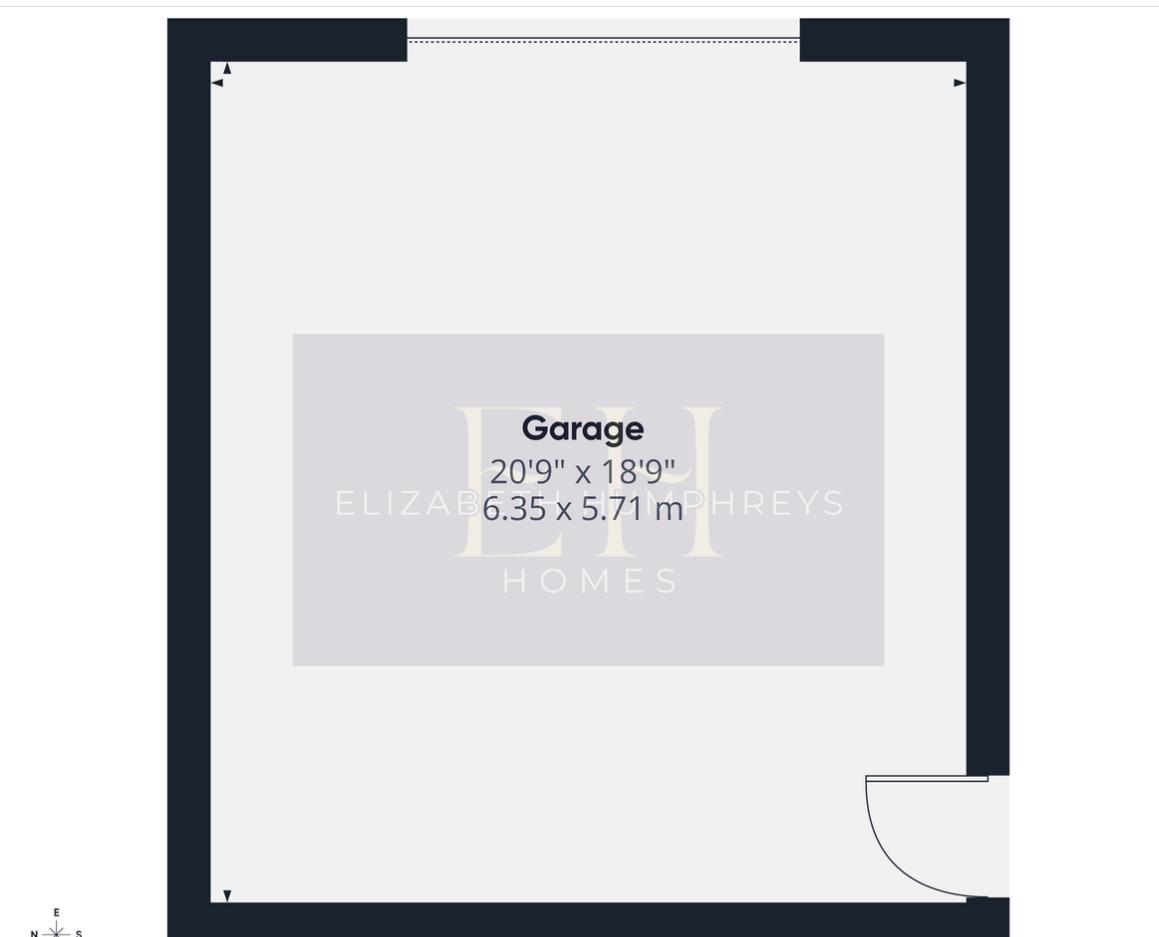
(1) Excluding balconies and terraces

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

GIRAFFE 360



Ground Floor Building 2



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

391 ft<sup>2</sup>  
36.3 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 3