

# Thirston Court, West Moor Farm, Felton, Morpeth, Northumberland

£400,000



## Full Description

A unique barn conversion finished to an incredibly high standard and taking full advantage of its idyllic setting and stunning countryside views. Elizabeth Humphreys Homes are delighted to welcome to the market this 3-4 bedroomed property benefiting from parking for up to three cars, gorgeous country cottage-style gardens, ground floor underfloor heating, uPVC windows, quality internal oak doors, mains gas central heating, shared water treatment plant drainage, and all the other usual mains connections. This attractive and comfortable home, 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.

A paved seating area set within a lawn to the front of this lovely home offers a warm welcome as you approach the composite front door which opens into a glorious hallway finished with stunning light fittings, grey washed wood-look herringbone LVT flooring and wood panelled walls all of which create a truly elegant look. Stairs ascend to the first floor, various doors lead off and there is a cupboard housing the underfloor heating controls in addition to providing useful storage.

Impressive in its size and designed to capture the breath-taking views, the lounge is bathed in natural light courtesy of the bi-fold doors which open out into the garden, creating a seamless transition between indoor and outdoor living. A sumptuous carpet completes this room beautifully with the addition of well-chosen wallpapers which enhance the appeal, making it a wonderful space in which to relax with family and friends.

The main hub of the home, the kitchen-living-dining room is spectacular. Bi-fold doors, as well as a window to the side, allow a huge amount of natural light to circulate in addition to opening to the outside space, allowing the garden views to flow effortlessly in. Perfect for alfresco eating and appreciating the idyllic surroundings as you dine around a large table or relax on a sofa, both of which are comfortably accommodated in the living-dining end of the room. The kitchen offers a good number of wall and base units with a grey-toned shaker-style door complemented by a brick-style splashback and a wood-effect laminate work surface. There is a fully integrated fridge-freezer, a Bosch eye-level microwave above a Bosch oven and a four-burner induction hob beneath a built-in extractor fan. The centre island houses a ceramic sink with a black designer-looking tap above and an integrated dishwasher, in addition to providing further storage and seating opportunities. The space is finished with large square floor tiles which work in harmony with the stone-slip feature wall.

Adjacent to the kitchen is the utility room which offers plumbing and space for a washing machine and space for a further appliance, a single bowl stainless steel sink and further storage units matching those of the kitchen. The Baxi Megaflo boiler is housed here for ease of access.

The ground floor WC is large and has been tastefully decorated. The suite comprises a wall-mounted vanity unit with a hand wash basin on top and a concealed cistern toilet with a push button behind. A frosted window allows for natural light.

A second reception room, with a vista to the side, is a superb additional living space and, due to its location within the home, could be utilised as a ground floor bedroom thus facilitating multi-generational living if required, especially as the ground floor WC is close by and of such a size it could be converted into a bathroom. Equally, this wonderful multi-use room could be a playroom, a second lounge, or a hobby room: the possibilities are endless!

Taking the stairs to the first floor your eye is drawn to a floor to ceiling window at the far end which captures the most glorious views and illuminates the landing beautifully. The sense of space is immediately evident as the landing opens out to 3 bedrooms and 2 bathrooms. Colonial shutters adorn the windows to the front of the property, large pendant light fittings add charm, and the luxurious carpet completes the look of these incredibly restful bedrooms. A drop-down ladder at the far end of hallway leads to a partially boarded loft which is of benefit.

Located to the front of the property and overlooking the extensive landscape, the primary suite, with shaped ceiling, is an incredibly large double offering superb storage potential via a large wardrobe and one walk through wardrobe-dressing area. The ensuite comprises a double-sized shower cubicle with a waterfall shower head and a separate shower head within, a concealed cistern toilet with a niche above for storage, and a vanity unit with a hand wash basin on top. A frosted window allows for natural light and a chrome heated towel rail ensures added comfort. The space has been partially tiled creating a crisp and fresh finish.

Bedroom 2 is another spacious double room suffused with natural light and capturing gorgeous countryside views. The shaped ceiling adds to the charm and character of this restful room as does the feature panelled wall.

Bedroom 3 is a large double room overlooking the side of the property. Further bedroom furniture can be easily accommodated.

The family bathroom comprises a large white bath behind a glass shower screen with a waterfall shower head and a separate shower head within, a concealed cistern toilet with a push button behind, and a vanity unit with a hand wash basin on top. A chrome heated towel rail ensures added comfort and the space has been attractively tiled extending to full height around the bath and shower area.

Externally, the outside space is a haven of peace and tranquillity. This is your ideal place in which to entertain family and friends or unwind with a glass of wine or cup of coffee at the end of the day or after a busy day exploring this area of outstanding natural beauty.

#### 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

- Stunning light home
- Driveway parking
- Barn conversion
- Designer-feeling home
- Spacious rooms
- Utility room
- Ground floor WC
- Fabulous kitchen diner
- Mains gas central heating with wet underfloor heating

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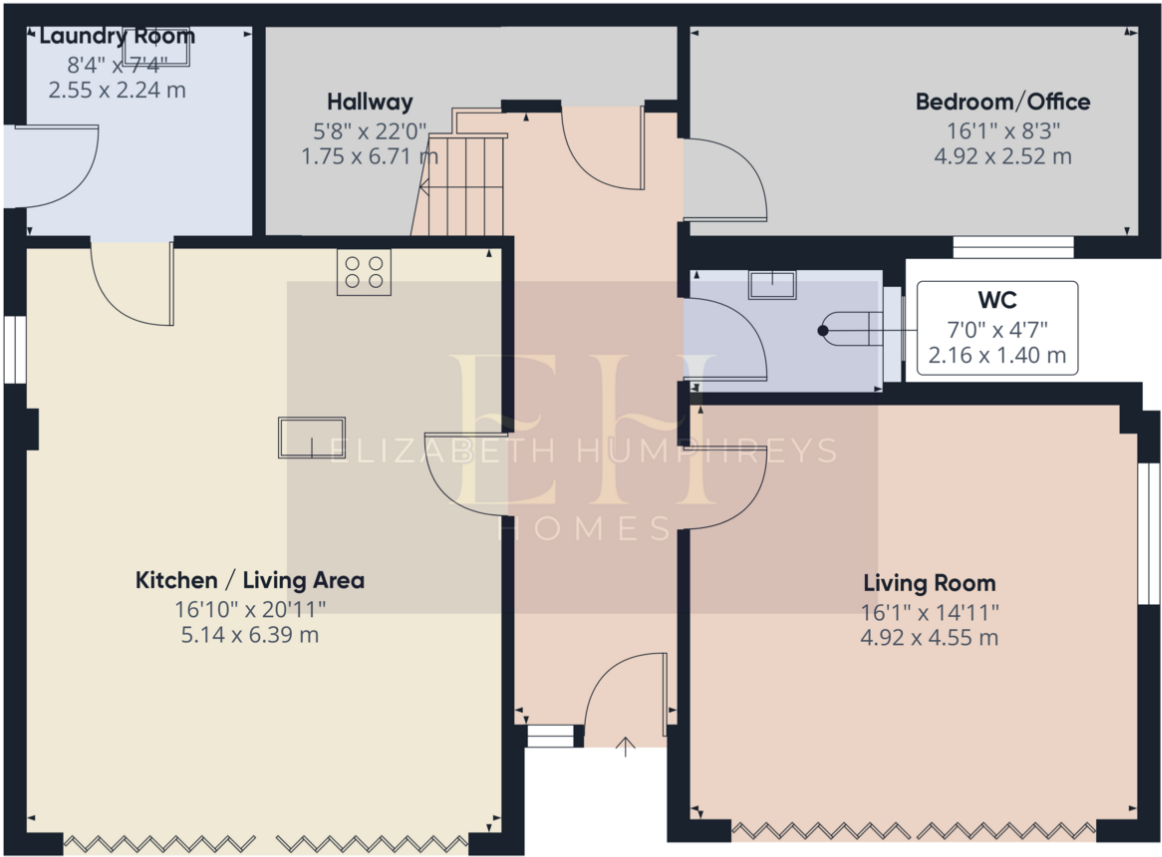
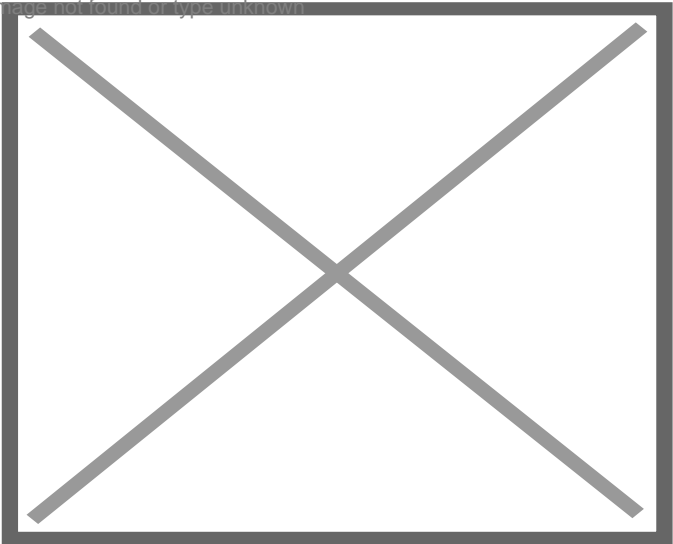


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	81	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C	78	83
(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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Ground Floor



Approximate total area<sup>®</sup>  
1041.52 ft<sup>2</sup>  
96.76 m<sup>2</sup>

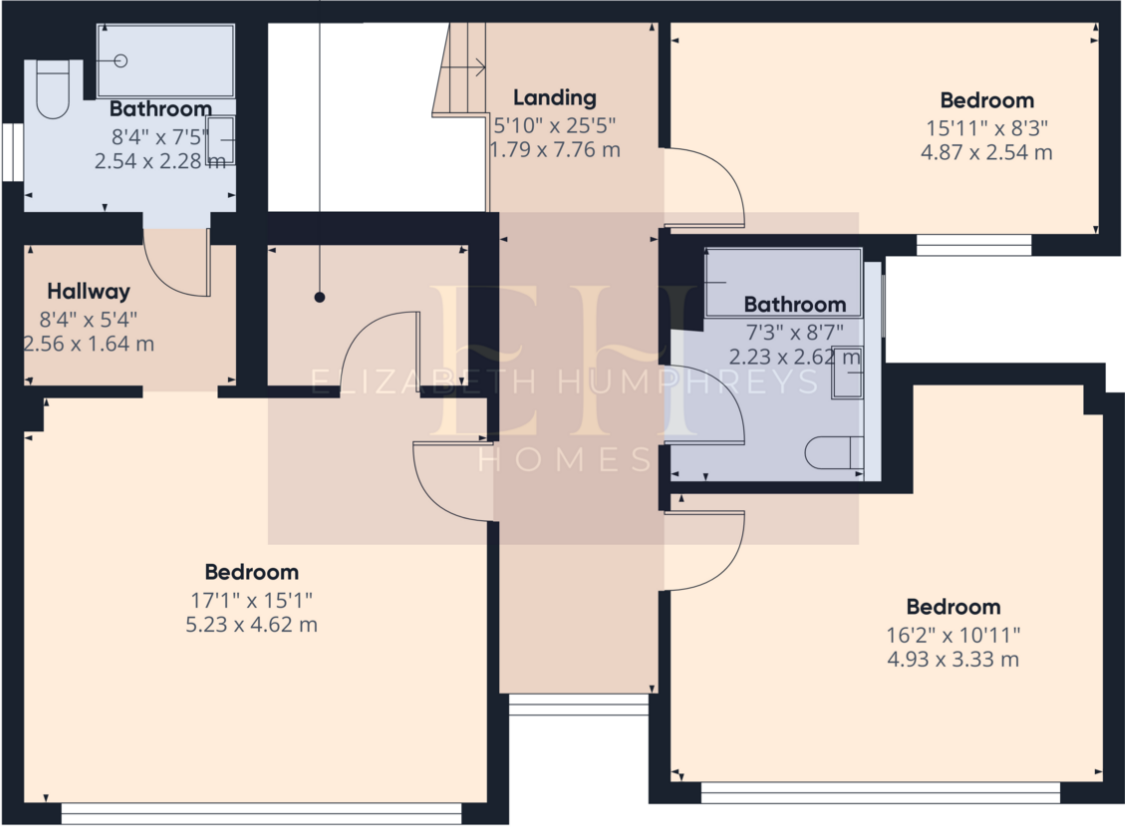
(1) Excluding balconies and terraces

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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**Wardrobe**  
7'9" x 5'4"  
2.39 x 1.65 m



Floor 1

**Approximate total area<sup>(1)</sup>**  
966.6 ft<sup>2</sup>  
89.8 m<sup>2</sup>

(1) Excluding balconies and terraces

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