Tyelaw Meadows, Shilbottle, Alnwick, Northumberland

Offers Over £280,000



Full Description

A lovely family home with views over fields in a much sought after location. Elizabeth Humphreys Homes are delighted to welcome to the market this 4 bedroomed 2 bathroom detached family home. This property features block paved driveway parking for three cars, a separate single garage with a sectional up and over door, attractive front and rear gardens, super-fast fibre connection for the home workers, uPVC windows and composite doors, gas central heating and all the other usual mains connections.

The thriving former mining village of Shilbottle is the location of this detached property enjoying the benefit of a rural community but with easy access to a greater range of facilities nearby in Alnwick. The village has a small range of amenities including village store, post office, chemist, a public house, Primary School, a leisure complex with pool, gym, spa and beauty facilities, a restaurant and take-away and a well-used community centre. There is a regular bus service to Alnwick, Berwick, and Newcastle. The East Coast Mainline is only a short five-minute drive from the village offering easy access to a variety of different locations including Newcastle and Edinburgh City centre.

Entry is via the front door which opens into a beautifully wide entrance

hallway finished with natural stone-look Karndean flooring. Various doors lead off and the stairs, with beneficial storage beneath, ascend to the first floor.

The living room is an inviting room in which to spend time with family and friends. A large window overlooking the pleasant front garden and a pair of replaced sliding doors take advantage of the open outlook to the rear making this a gloriously light and bright room. An electric feature fireplace with an attractive surround and hearth forms an exquisite focal point and there is plenty of space to accommodate a range of comfortable seating. Coving and wood-look flooring add further elegance.

A door opposite opens to the snug with a large window matching that of the living room. This is a superb multi-use room and could be utilised as a home office, a playroom or a ground floor bedroom if you so wished.

Spacious and appealing to modern living, the kitchen-diner offers a good number of wall and base units with a light wood-look door complemented by a contrasting dark granite effect work surface, stone-look splash back tiling and dark floor tiles in the kitchen area. In terms of fitted equipment, there is an under bench electric oven, a four-burner gas hob, a bowl and a half stainless steel sink, a dishwasher, an extractor fan and a fridge-freezer. A large window allows uninterrupted views over the rear garden and there is plenty of space to dine before a pair of French doors which open into the rear garden facilitating the free flow of movement between indoor and outdoor living. There is further space to accommodate a settee or a breakfast bar area if you so wished and the gas boiler is housed in a wall unit for ease of access.

A door leads to the utility room where there is plumbing and space for a washing machine and space for a tumble dryer and waste containers. The décor matches that of the kitchen and there is a composite door which provides external access to the side of the property. A second door provides access to the conveniently placed ground floor WC which comprises a close coupled toilet with a push button behind and a wall hung hand wash basin. The space is finished to match the décor of the kitchen creating continuity.

Taking the stairs to the first floor, the spacious landing opens out to four bedrooms, a large cupboard housing the pressurised hot water cylinder, and the family bathroom. A drop-down ladder provides access to a partially boarded loft for storage and a useful light. The natural toned carpet which furnishes the stairs and landing continues to the bedrooms creating comfort as you move throughout. The bathrooms are finished with Amtico flooring.

The primary bedroom is a large restful double room with a window providing lots of natual light. A walk-through dressing room with sliding door wardrobes and a window for natural light is a superb feature as is the en-suite. The en-suite, with a window overlooking the rear, comprises a pedestal wash hand basin, a close coupled toilet with a push button and a newly fitted shower with wet walling and a single shower head within. Amtico flooring finishes this room.

Bedroom 2 is a spacious double room with a view to the front of the

property. This is a light and bright neutrally decorated room allowing the easy addition of accent colour should you so wish.

Bedroom 3 is a double room with a window capturing views over open fields with the coast in the distance: a beautifully relaxing view. This room offers built in shelved storage.

Bedroom 4 is a single room with a window overlooking the front of the property.

The family bathroom comprises a close coupled toilet with a push button behind, a pedestal hand wash basin with a wet wall splash back and a white bath completed with a white tile surround with a tabac border creating a stylish look. Amtico flooring and a radiator ensures added comfort.

Externally, the rear garden is a private and relaxing space which boasts glorious views over open countryside beyond. There is a combination of lawn, natural stone paving and red gravelled sitting areas ideal for al fresco dining with family and friends and the space is securely fenced to allow children and family pets to play safely. A gate leads into the field at the foot of the garden which is ideal for enjoying a walk with a furry friend whilst appreciating the gorgeous views over the fields towards the sea.

Tenure: Freehold
Council tax Band: D, £2,566.77 for the 2026/27 financial year
EPC: Ordered

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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

- Comfortable family home
- Beautiful views
- Four bedrooms
- Parking for three cars
- Detached single garage
- Spacious and bright kitchen/diner
- Master bedroom with en-suite
- Study/ snug
- Tranquil private garden setting

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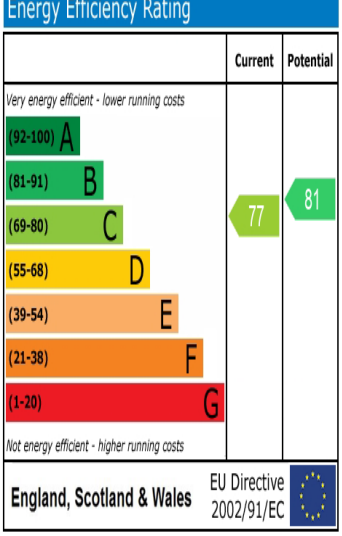


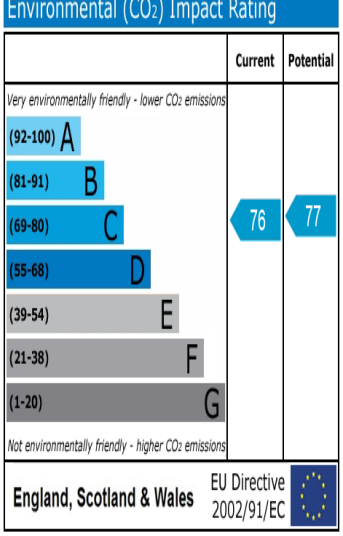


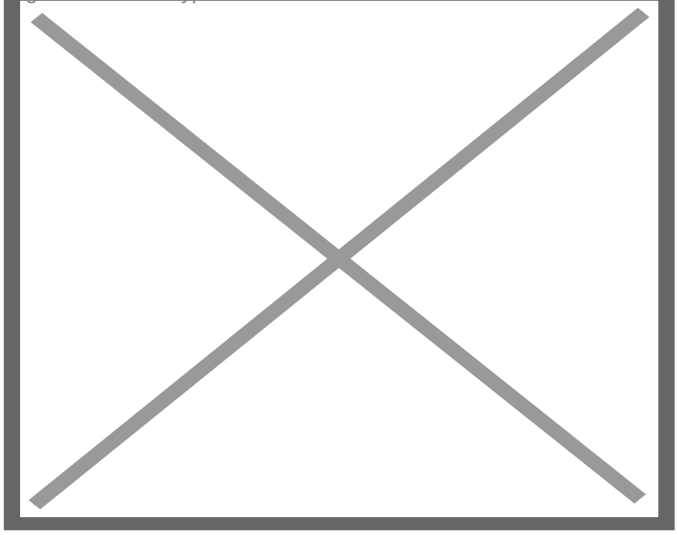


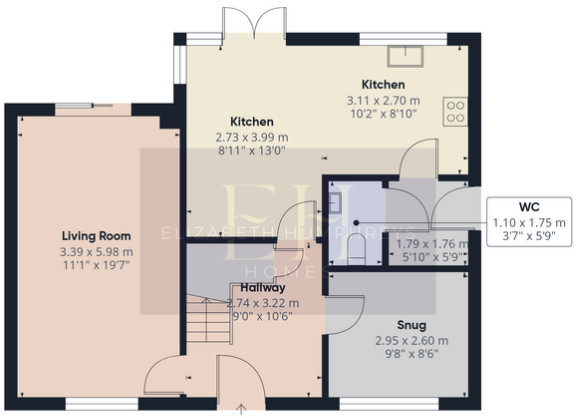




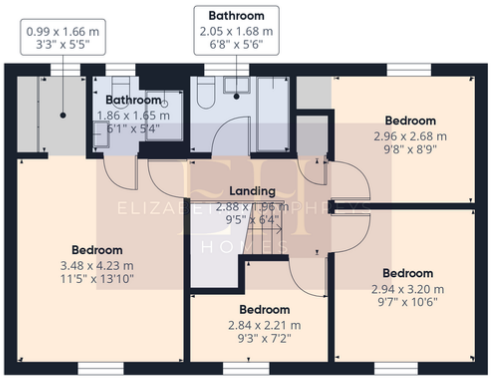








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area(1)

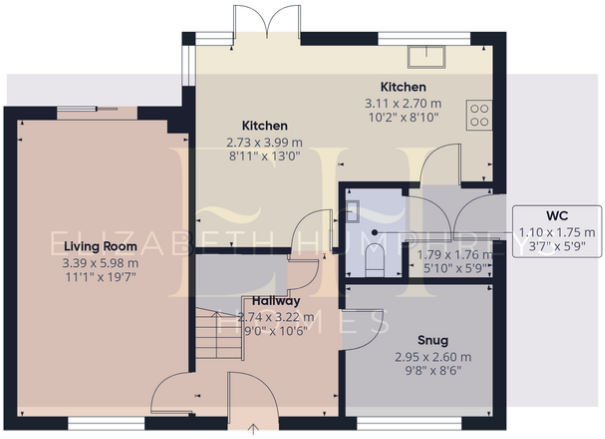
130 m²

1398 ft²

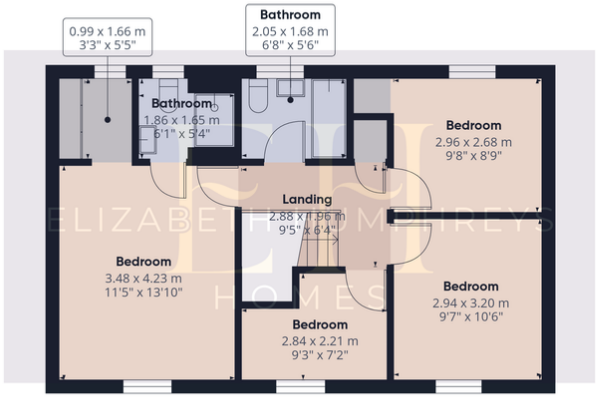
(1) Excluding balconies and terraces

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



Floor 1 Building 1

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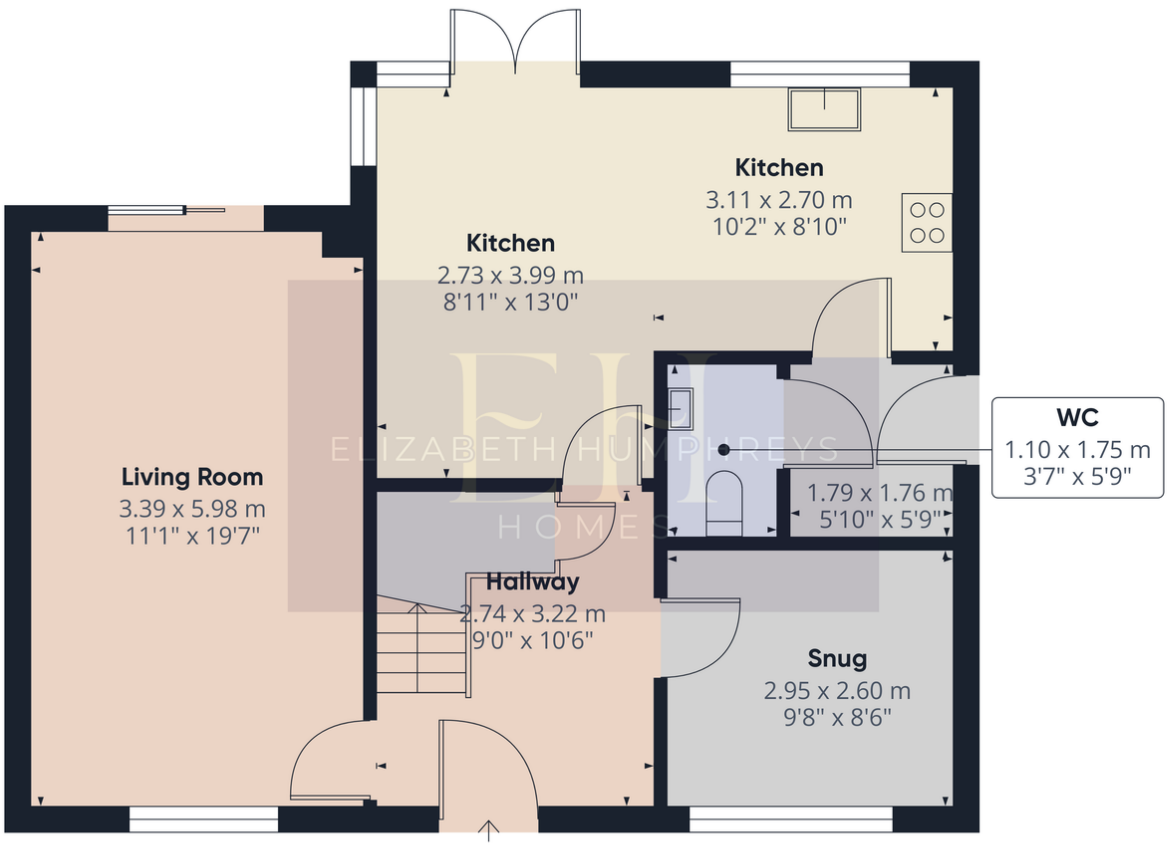
114 m²

1226 ft²

(1) Excluding balconies and terraces

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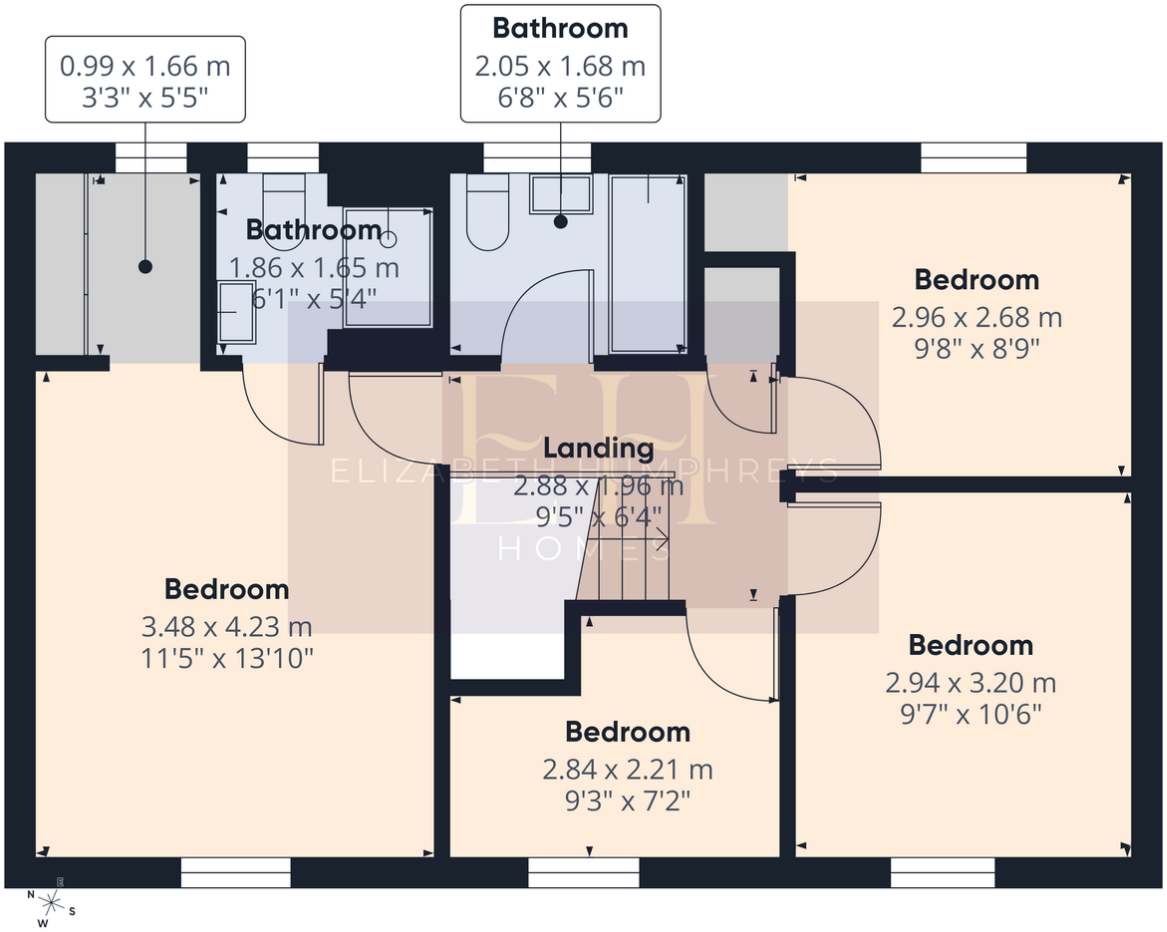
62.8 m²

676 ft²

(1) Excluding balconies and terraces

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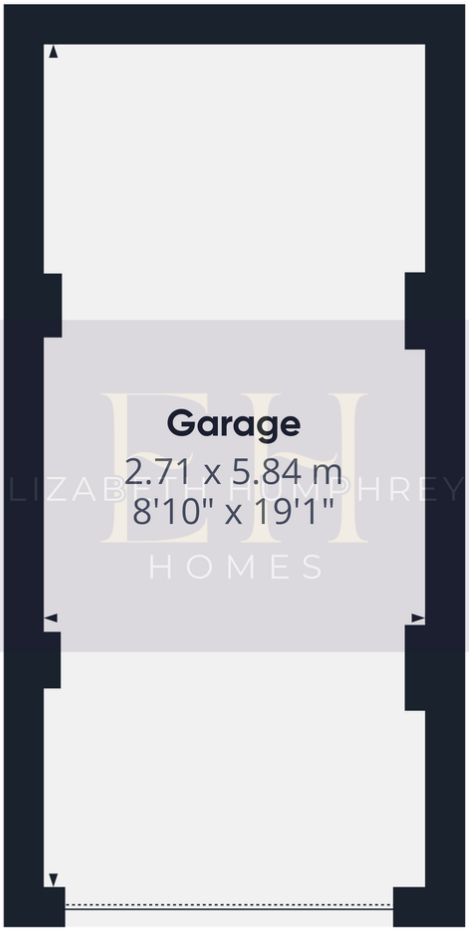
51.2 m²

550 ft²

(1) Excluding balconies and terraces

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Ground Floor Building 2

Approximate total area(1)

16 m²

172 ft²

(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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