



Shothaugh Farm High Cottage, West Moor

Felton, Morpeth, Northumberland NE65 9QF

SITUATION AND DESCRIPTION

High Cottage is an extremely attractive stone Northumbrian cottage under a slate pitched roof. Enjoying a delightful and tranquil rural setting in the heart of the Northumbrian countryside on the banks of the River Coquet. The property is surrounded by just under 13 acres of formal gardens, paddocks and woodland.

The property was sympathetically converted and extended by the current owner to provide a unique luxury home which combines the character of the original building with the design needs of modern living. Finished to an excellent standard of specification to include hand made pitch pine farmhouse kitchen, Fired Earth Stone tiled floors and latch internal doors, as well as benefiting from oil fired central heating to radiators, backed up by solid fuel via the multi fuel stove in the lounge, security alarm system and double glazing.

The superbly presented and well appointed accommodation briefly comprises: stable style door to the rear entrance lobby and hallway. Generous master bedroom with French doors to the raised decking and gardens, traditional style family bathroom including roll top bath. Also accessed from the hallway is an excellent farmhouse style kitchen/breakfast room including Aga and double access door to a substantial pitched roof conservatory. The Lounge has a beamed ceiling and exposed stone inglenook with multi fuel burner. From the lounge access doors lead to a front entrance porch as well as two further generous bedrooms one of which has an ensuite shower room/wc.

Just 2 miles to the east of the A1 trunk road the property offers excellent access to local amenities within the nearby village of Felton including bakery/coffee shop, public houses/restaurants, village first school, churches, Doctors and village hall. The markets towns of Alnwick and Morpeth are approximately 7 miles to the North and South respectively where a more comprehensive range of shopping and leisure facilities can be found as well as schooling for all ages. The Main East Coast rail line at Morpeth and Alnmouth provide direct links to both Edinburgh and London and wider range of services and amenities can be found in Newcastle upon Tyne, approximately 23 miles to the south.

The property comprises:

ENTRANCE LOBBY

6'3 x 10'5 (1.90m x 3.18m)

A stable style hardwood door gives access to the entrance lobby with slate floor and exposed stone walling, dado rail, telephone point, traditional style radiator, and a part stained glass door gives access to the inner hallway.

INNER HALLWAY

Provides access to the main ground floor reception space, as well as master bedroom and family bathroom/wc. The hallway has cornicing, wall light fittings and a large walk-in utility cupboard with shelving, built-in additional airing cupboard, central heating boiler, loft access hatch and plumbing for automatic washing machine.

MASTER BEDROOM

17'2 x 16'1 (5.23m x 4.90m)

A generous and attractive double bedroom which has been fitted with a range of wardrobes and drawers providing excellent hanging, shelving, and storage space. There is decorative cornice, dado rail, traditional style radiator, wall light fittings, double glazed sash style window to the side elevation, as well as double glazed French doors giving access onto the raised decking and gardens beyond.

FAMILY BATHROOM/WC

7'4 x 13'5 (2.24m x 4.09m)

Comprising a period suite of roll top bath with mixer tap and shower head, pedestal wash hand basin, and low level wc, tiled double shower unit with power shower, tongue and groove panelling to dado rail height, wall light fitting, traditional style radiator, extractor fan, and opaque sash style window.

KITCHEN

17'3 x 16'4 (5.26m x 4.98m)

A superb farmhouse style fitted kitchen having a range of pitch pine handmade base units with coordinating work top surfaces and splashbacks, ceramic sink unit and drainer with mixer tap, oil fired Aga sits within an exposed brick chimney breast with tiled inset. There is a beamed ceiling, Fired Earth Stone tiled floor, integrated electric oven and hob, walk-in slate shelved pantry, traditional style radiator, telephone point, double glazed sash style window overlooking the front garden and double part glazed pine doors giving access to the conservatory.

CONSERVATORY

13'0 x 24'0 (3.96m x 7.32m)

A superb UPVC pitched roof conservatory from which stunning panoramic views of the gardens and the surrounding countryside can be enjoyed. The conservatory has a Fired Earth tiled floor, TV point, and French doors giving access out onto the raised decking and gardens beyond.

LOUNGE

16'8 x 23'2 (5.08m x 7.06m)

A characterful principal reception room which has as its focal point an exposed stone inglenook fireplace with multi-fuel stove set on a stone hearth, TV point, two traditional style radiators, beamed ceiling with two Velux windows providing additional natural light, two double glazed sash style windows to front and rear elevations, and a part stained glass door giving access to the front entrance porch.

FRONT ENTRANCE PORCH

7'7 x 5'3 (2.31m x 1.60m)

The front entrance porch has a tiled floor, double glazed windows to three elevations, and traditional style radiator.

From the lounge an access door leads to a second hallway, with a double glazed sash style window to the front, and decorative cornicing.



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BEDROOM TWO

8'11 x 13'6 (2.72m x 4.11m)

A good sized double bedroom which has a traditional style radiator, decorative corning, loft access hatch, and double glazed sash style window to the rear.

BEDROOM THREE

9'11 x 16'10 (3.02m x 5.13m)

Plus 6'10 x 3'9 (2.08m x 1.14m)

An excellent third double bedroom which has decorative cast iron fireplace and grate, traditional style radiator, decorative corning, and double glazed sash style window to the front.

ENSUITE SHOWER ROOM/WC

Comprising tiled shower cubicle, pedestal wash hand basin, and close coupled wc, shaver point, extractor fan, corning, dado rail, part tiled walls to dado rail height, radiator, and opaque style double glazed window.

EXTERNALLY

The property is accessed via a surfaced private driveway providing extensive parking, and leading to a large stone built double garage.

DOUBLE GARAGE

A large stone built double garage with two up and over doors, work shop area, and separate utility which has been fitted with a range of wall and base units with roll top work surfaces, stainless steel sink unit and drainer, and plumbing for automatic washing machine.

In addition to the garage there is a stone built detached kennel, with power, lighting and dog railed run, as well as an external gardener's wc.

High Cottage is immediately surrounded by formal gardens which include a number of lawned areas with patios, and mature shrubs, as well as a vegetable garden, and raised extensive decking area with balustrade, pond, gravelled inset, pergola and stone walling.

The remaining 11 acres are predominately paddock, all of which enjoy water troughs. There are 2 paddocks to the south of the cottage, one of which has a large timber barn and lean-to.

In addition to the cottage, gardens and surrounding land, High Cottage enjoys 500 metres of fishing rights for two rods to the banks of the River Coquet, which is a renowned fishing river. Within the 500 metres there is one large deep pool and full details are available upon request.

SERVICES

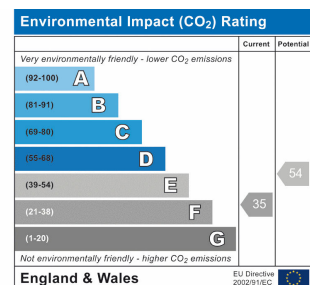
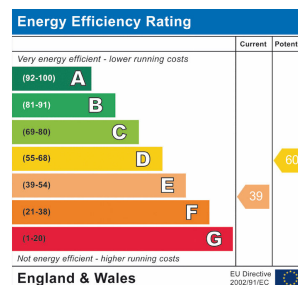
Mains water and electricity, with a private septic tank.

DIRECTIONS

If you are heading north on the A1 take the left hand turn or alternatively if heading south on the A1 take the right turn sign posted for Weldon Bridge, Rothbury and West Moor. From the

junction travel approximately 0.6 miles to the first stone cottage you will come to on the right, take the concealed right turn along a single track road, staying to the right for approximately 0.8 miles where you will find Shothaugh Farm.

Details prepared: 25/4/12 Ref: HMA RAJ SY/D12/V1



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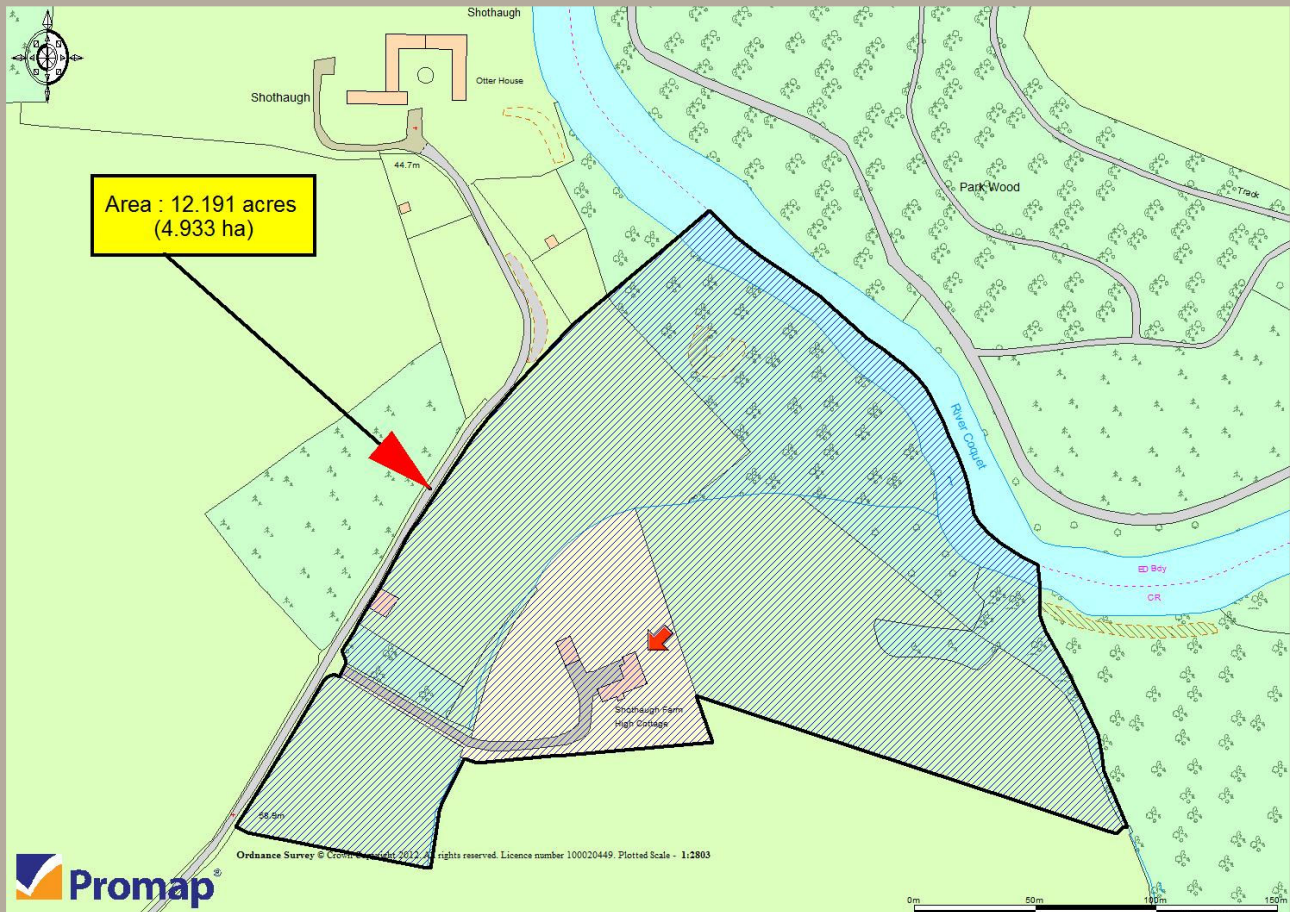
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Fishing Rights – 500 metres beyond the boundaries for two rods

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Price Guide: £795,000

