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**Glebe Farmhouse**  
Ellingham, Northumberland



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £395,000



# Glebe Farmhouse, Ellingham

## Chathill, Northumberland NE67 5EU

### SITUATION AND DESCRIPTION

A beautifully presented four bedroom farmhouse, originally constructed circa 1850. Offering generously proportioned and characterful accommodation towards the edge of this pretty Northumbrian village with gardens to both front and rear, as well as a courtyard with outbuildings for storage and parking for two cars. Whilst benefiting from oil fired central heating to radiators and some double glazing.

The accommodation briefly comprises: parking area and courtyard to the rear accessed via a gravelled driveway leading to a rear entrance hall with stairs giving access to the first floor accommodation, utility room/wc, and a lovely hand-painted farmhouse style kitchen with integrated appliances and Aga set within a stone recess. From the kitchen there is access to a study with glazed door into the rear garden. Characterful lounge with stone inglenook and wood burning stove. The lounge provides additional stairs giving access to the first floor as well as access to a dining room with French door leading onto the gardens and part glazed double doors leading to the front entrance vestibule. To the first floor there is a lovely master bedroom enjoying a good deal of natural light via double aspect windows, ensuite shower room/wc. There are two further double bedrooms, a single bedroom and a family bathroom/wc. Externally there are lawned gardens to front within a stone wall surround, private enclosed lawn garden to rear as well as courtyard with stone outbuildings, gravelled parking for two cars.

The village of Ellingham with its popular village public house/restaurant is well positioned within the heart of North Northumberland's stunning countryside, yet conveniently positioned approximately 9 miles to the north of the market town of Alnwick, where good centralised amenities are available. Ellingham lies inland from the popular coastal villages of Beadnell and Seahouses making an excellent position from which to enjoy and explore Northumberland's spectacular heritage coastline. The A1 trunk road provides access further south to the city of Newcastle upon Tyne or alternatively Alnmouth Main East Coast rail line station with regular direct services to London, Edinburgh and Newcastle upon Tyne.

The property comprises:

The property is accessed to the rear via an entrance hall.

### ENTRANCE HALL

With tiled floor, and stairs giving access to the first floor, and radiator.

### UTILITY/WC

4'0 x 8'6 (1.22m x 2.59m)

Fitted with wall and base units with co-ordinating work surface, one and a half bowl stainless steel sink unit and drainer with mixer tap, plumbing for automatic washing machine, space for tumble dryer, close coupled wc, radiator, and panelled window overlooking the front garden.

### KITCHEN/BREAKFAST ROOM

14'2 x 13'10 (4.32m x 4.22m)

A beautiful farmhouse style kitchen, fitted with a range of hand-painted wall and base units with oak work surfaces, integrated dishwasher, tiled floor, recessed lighting, display shelving, and oil fired Aga set within a stone chimney breast recess. The kitchen has ample space for a generous table and chairs as well as panelled windows to both front and rear elevations. From the kitchen, part glazed double doors give access to the study with a step down.

### STUDY

10'6 x 12'1 (3.20m x 3.68m)

The study has a solid oak floor, telephone point, panelled window to the rear courtyard as well as a glazed access door leading out onto the patio and rear garden beyond. Part glazed double access door with steps down lead to the lounge.

### LOUNGE

16'9 x 15'3 max including stairs  
(5.11m x 4.65m max including stairs)

A very characterful principal reception room which has as its focal point a stone inglenook style fireplace with wood burning stove set on a tiled hearth, display shelving, understairs storage cupboard, TV point, and open staircase giving access to the first floor and panelled picture window with traditional shutters overlooking the rear gardens and courtyard. There is a radiator and panelled windows with traditional shutters to both front and rear elevations.

From the lounge part glazed double access doors lead to the front entrance vestibule.



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#### **VESTIBULE**

With panelled windows to two elevations, radiator and hardwood front door.

Also from the lounge there is access to the dining room.

#### **DINING ROOM**

13'4 x 14'11 (4.06m x 4.55m)

A versatile reception space with glazed door which gives access on to the rear gardens, feature fireplace with wood burning stove on a tiled hearth, radiator, and panelled window to the front.

#### **FIRST FLOOR LANDING**

The first floor landing has loft access hatch with ladder, which is boarded for storage with power and lighting.

#### **BEDROOM ONE**

15'4 x 13'5 (4.67m x 4.09m)

A lovely master bedroom with double glazed sash style windows to both front and rear elevations with traditional shutters, two radiators, built-in wardrobes providing hanging and shelving space with storage above.

#### **ENSUITE SHOWER ROOM**

A large tiled shower cubicle, circular wash hand basin set on stone plinth, close coupled wc, part tiled walls, tiled floor, extractor fan, recessed lighting and double glazed sash style window to the front.

#### **BEDROOM TWO**

15'2 x 10'6 (4.62m x 3.20m)

A double bedroom with a sash style window to the rear with traditional shutters, sash window to front, radiator, and built-in storage cupboard and an additional door from bedroom two gives access to the remainder of the first floor landing and hallway.

#### **FIRST FLOOR LANDING**

With double storage cupboard, radiator and two sash style windows overlooking the front garden.

#### **BEDROOM THREE**

11'1 x 9'6 (3.38m x 2.90m)

With panelled window to the rear, and radiator.

#### **BEDROOM FOUR**

6'3 x 11'10 (1.90m x 3.61m)

With radiator, and panelled window to the rear.

#### **BATHROOM/WC**

11'6 x 7'9 max (3.51m x 2.36m max)

Comprising of a white suite including panelled bath with shower over and screen, pedestal wash hand basin, close coupled wc, built-in airing cupboard, tiled floor, radiator, loft access hatch and panelled window to the rear.

#### **EXTERNALLY**

The generous lawned garden to front with mature flower and shrub borders within a stone wall surround.

The property is accessed to the rear via a shared gravelled driveway with parking for two cars. There is an enclosed gravelled courtyard with stone outbuildings for storage, paved patio area and raised bed. Also to the rear of the property there is a private enclosed garden laid to lawn over two levels with mature and well stocked flower and shrub borders within a stone wall surround and timber storage shed.

#### **SERVICES**

The property has mains electricity and water services and private drainage.

#### **TENURE**

Freehold

#### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

#### **COUNCIL TAX**

Tax Band F

#### **ENERGY PERFORMANCE RATING**

Grade: E

#### **AGENTS NOTE**

Option to purchase an adjacent two bedroom property, currently utilised as a holiday let.

Details prepared: 3/2/14

Ref: HMA RAJ SY/V1



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