



The Belfry, Burgham Park, Felton, Morpeth Northumberland NE65 9QY

SITUATION AND DESCRIPTION

The Belfry is an impressive five bedroom detached house, well positioned within the exclusive Burgham Park development, with superb open views over Burgham Park Golf Course. The Belfry, constructed in stone with a slate roof, has been designed in a Georgian style, with a double fronted façade, pillared portico entrance, and arched feature sash windows. The property offers well proportioned accommodation, luxuriously finished throughout using quality natural materials including wood flooring, marble and granite.

The accommodation briefly comprises: portico entrance, vestibule, impressive reception hallway, sitting room, dining room, lovely garden room, family room, fitted kitchen with integrated appliances and laundry. To the first floor the master bedroom has a superb en-suite bathroom/wc, guest double bedroom with en-suite shower room/wc, two bedrooms with access to a Jack and Jill bathroom/wc, and a further fifth bedroom.

The Belfry is approached via a stone pillared entrance with double timber gates, leading to a large block paved driveway and stone built detached triple garage with electric doors. The beautifully landscaped gardens extend to approximately 0.65 acres, and are predominantly lawned with mature planted beds and rockeries, and an attractive stone terrace leading from the garden room, ideal for outside entertaining and barbecues.

Burgham Park is a luxury development of individually designed homes with Burgham Park Golf Course surrounding the homes. The location is ideal for those buyers seeking a picturesque rural setting, with excellent access to the A1 for commuting throughout the North East. Newcastle upon Tyne is approximately 20 miles to the south, Morpeth approximately 9 miles to the south and Alnwick approximately 12 miles north. Further commuting possibilities are available via the East Coast main line railway stations at Alnmouth and Morpeth, with direct regular services to London, Edinburgh and Newcastle upon Tyne. Localised amenities can be found in the villages of Longhorsley and Felton where there area local shops, public houses and First schools.

The property comprises:

VESTIBULE

6'7 x 6'8 (1.98m x 2.03m)

With solid wood flooring, stained glass and leaded windows to the front and double inner doors with frosted and beaded leaded glass leading to the reception hallway.

A door leads from the vestibule to the cloakroom/wc.

CLOAKROOM/WC

Comprising white close coupled wc, wash hand basin in vanity unit with storage, tiled flooring, part tiled walls, radiator and window.

RECEPTION HALLWAY

15'5 x 15'1 (4.69m x 4.59m) maximum measurements inclusive of stairs

An impressive reception hallway with a staircase leading to the first floor galleried landing, with an understairs storage cupboard and large shelved linen cupboard. The hallway has double doors leading to the living room and dining room and additional doors opening to the family room and kitchen & breakfast room.



LIVING ROOM

15'1 x 25'5 (4.59m x 7.74m)

A generous principal reception room, with a feature rustic brick fireplace to the wall with living flame gas LPG fire, twelve pane Georgian sash windows to the side elevation and twin arched sash windows to the front overlooking the driveway. The living room has ceiling coving, wall lights, TV and telephone points, radiators and doors opening to the garden room and family room.



DINING ROOM

15'2 x 14'10 (4.62m x 4.52m)

The dining room has solid wood flooring, two feature arched sash windows to the front elevation overlooking the

driveway. There is an additional sash window to the side overlooking the garden to the countryside, a radiator and cornice to the ceiling.



GARDEN ROOM

14'4 x 12'3 plus 12'5 x 12'6 (4.36m x 3.73m plus 3.78m x 3.81m)

A lovely garden room located to the rear of The Belfry overlooking the terrace and garden towards the golf course, with clear distinct living and dining areas. The attractive living area has solid wood flooring, part exposed stone walls, a sash window to the family room, radiator and French doors opening to the terrace.



The living area opens to a dining area where there are feature glazed windows to the rear elevation overlooking the garden, French doors opening to the terrace, solid wood flooring, a radiator and French doors opening to the family room.

FAMILY ROOM

13'4 x 15'1 (4.06m x 4.59m)

A versatile fourth reception room with glazed French doors opening to the garden room, ceiling coving, a sash window

to the garden room and side elevation, with open aspect views over the garden to the countryside. The family room has a TV point, a radiator and feature brick archway leading to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

13'0 x 14'5 (3.96m x 4.39m)

A superb family kitchen & breakfasting room fitted with a range of cream wall and base cabinets with granite and solid wood worktops and decorative mounted corbels supporting a delft rack. Within the kitchen there is a six ring LPG hob electric range cooker with double oven, an integrated dishwasher, inset sink and plumbing for an American style fridge/freezer. The kitchen has a sash window to the rear overlooking the garden and is finished to a high standard with tiled flooring, inset spotlights and a door to the adjoining laundry room.

LAUNDRY ROOM

12'9 x 7'4 (3.88m x 2.23m)

The laundry room has a range of cream wall and base cabinets with granite worktops, incorporating a Belfast style sink with mixer tap, a large larder pantry and the oil boiler to the floor. The laundry has plumbing for an automatic washing machine and space for a tumble dryer. There is a tiled floor, radiator, sash window to the rear overlooking the garden and an additional window to the front.

A barn style door opens from the laundry room to the rear terrace and garden.

FIRST FLOOR LANDING

An attractive galleried landing with access to the loft and a built-in airing cupboard with a megaflo system. The first floor landing has a radiator and doors to the five bedrooms.

MASTER BEDROOM

16'9 x 15'3 (5.1m x 4.64m)

A light and spacious master bedroom with two sash windows to the rear overlooking the garden and golf course, and two additional smaller sash windows to the side. The master bedroom has TV and telephone points and an archway through to the adjoining en-suite bathroom.

EN-SUITE BATHROOM & DRESSING AREA

13'4 x 8'3 (4.06m x 2.51m)

A luxury en-suite incorporating a Jacuzzi bath with handheld shower attachment, Jacuzzi wash hand basin in vanity storage and a concealed cistern wc. The bathroom has lovely built-in wardrobes to one wall providing shelving and hanging, travertine tiling, a chrome ladder radiator, tiled floor and two sash windows to the front overlooking the driveway and garden.

BEDROOM TWO

11'3 x 14'8 (3.42m x 4.47m)

The guest double bedroom has a feature arched sash window to the front elevation, a radiator, space for free

standing bedroom furniture and a door connecting to the Jack & Jill bathroom.

JACK & JILL BATHROOM

The bathroom, shared with bedroom two and three, has a white double ended bath with antique style shower off the taps, wc and wash hand basin in a vanity unit. The bathroom has a ladder radiator, inset spotlights and a sash window to the front.

BEDROOM THREE

13'0 x 10'5 (3.96m x 3.17m)

This double bedroom, currently used as a nursery/play room, has excellent natural light from the sash window to the side elevation overlooking the garden with views to the countryside, and two sash windows to the front elevation..



GUEST BEDROOM FOUR

14'7 x 10'10 (4.44m x 3.3m)

A superb guest bedroom with an en-suite shower room, two sash windows to the rear overlooking the garden and golf course and a smaller sash window to the side. There is a radiator and door to the en-suite shower room.



EN-SUITE SHOWER ROOM

Comprising; shower cubicle with mains shower, wash hand pedestal basin and wc in a vanity unit. The shower room has a sash window to the rear, ladder radiator and part tiled walls and floor.

BEDROOM FIVE

12'10 x 9'9 (3.91m x 2.97m)

A fifth double bedroom with a sash window to the rear elevation overlooking the golf course, two double fitted wardrobes, a single wardrobe and a radiator.

EXTERNALLY

The property is approached via a stone pillared entrance with double timber gates, leading to a block paved driveway providing parking for several cars, which in turn leads to the detached triple garage.

TRIPLE GARAGE

With electric up and over doors, power, lighting and storage into the roof space.

GARDENS

The Belfry is surrounded by generous, well maintained and landscaped gardens extending to approximately 0.65 acres, which are predominantly lawned with feature planted borders and rockeries. Leading from the garden room there is an impressive stone terrace overlooking both the garden and the sixth hole of the golf course, ideal for outside entertaining and barbecues.

SERVICES

The property has mains electric and water services and private drainage, for which a charge is made to the management company. There is oil fired central heating.

DIRECTIONS

Heading from the A1 from Morpeth, the Burgham Park turning is approximately 8 miles north of Morpeth. The Belfry is at the head of the cul de sac, furthest right within the development.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

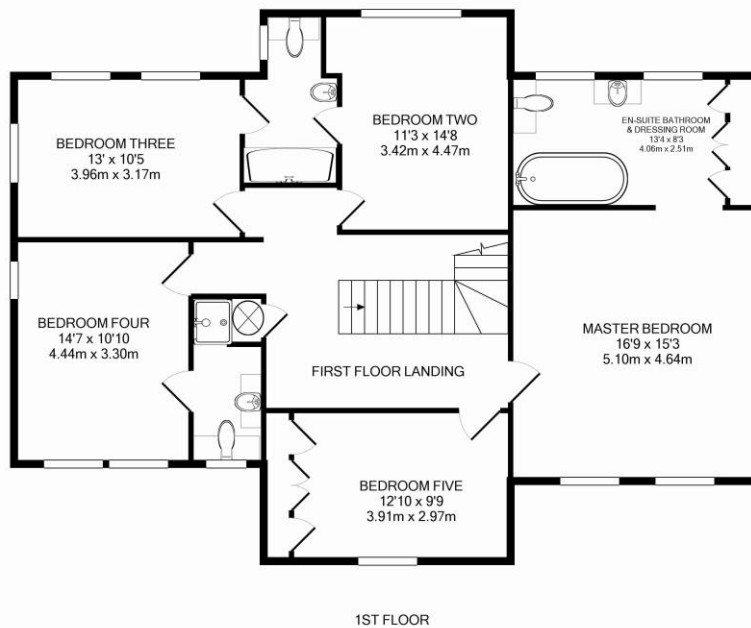
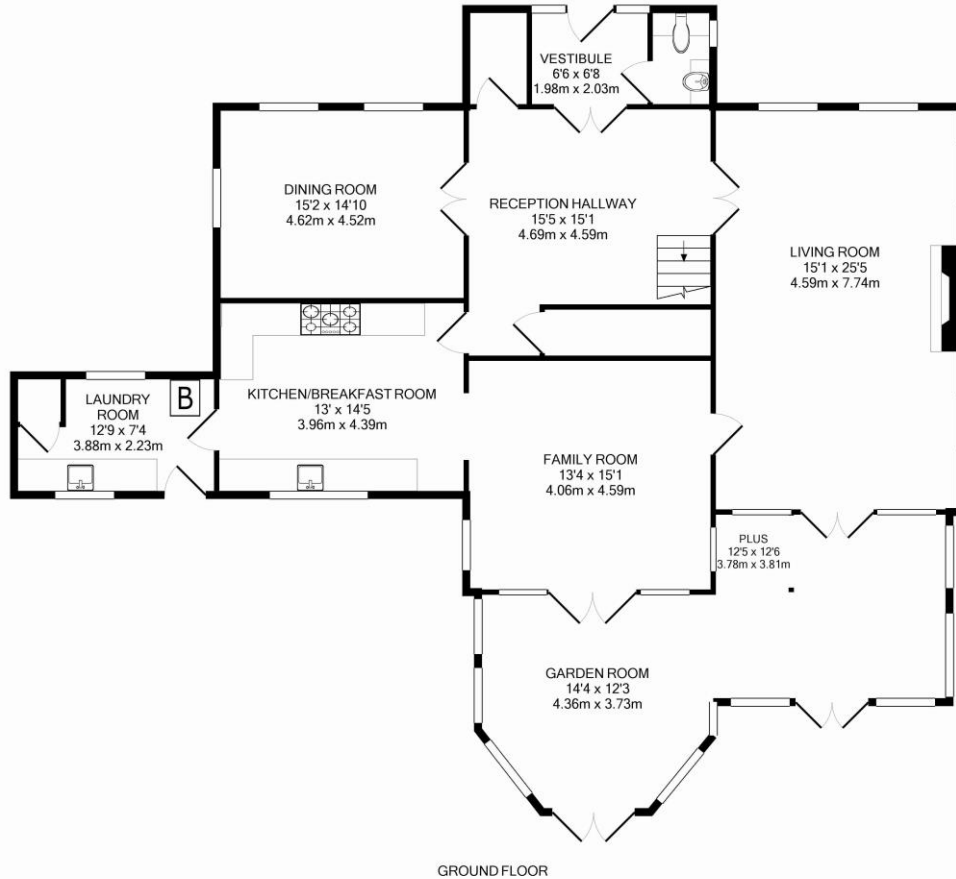
ENERGY PERFORMANCE RATING

Grade: D



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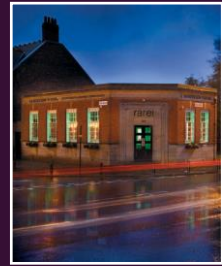


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.sandersonyoung.co.uk

Regional Office
The Old Bank
30 High Street, Gosforth
Newcastle upon Tyne



Duncan Young or Ashleigh Sundin

t: 0191 2233500 | f: 0191 2233505

duncan.young@sandersonyoung.co.uk | ashleigh.sundin@sandersonyoung.co.uk

OPEN 7 DAYS A WEEK

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The Belfry
Burgham Park, Felton



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Price on Application

