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3 Warenton Farm Steading

Belford, Northumberland



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £325,000



3 Warenton Farm Steading, Belford Northumberland NE70 7HW

SITUATION AND DESCRIPTION

A very well presented and characterful stone built conversion, occupying a lovely elevated position within the hamlet of Warenton, with views across open countryside to the coast. Warenton is situated just a short distance from the village of Belford, which has an excellent range of local services and amenities.

Warenton Farm Steadings has excellent access to the A1 for commuting to the market town of Alnwick, where a wider range of services are available as well as accessibility to the surrounding Northumberland countryside as well as its renowned Heritage coastline, stunning beaches and Medieval Castles.

Converted from a former farm steading, the property retains a number of characterful features whilst along side the luxury and convenience of modern living, and benefits from oil fired central heating to radiators, double glazing, gardens and garage. A versatile and well proportioned accommodation briefly comprises: entrance lobby with stairs giving access to the first floor accommodation, to the ground floor there is a fabulous 34ft kitchen/dining room fitted to a high standard with lovely byre style windows overlooking the courtyard, ground floor bedroom and shower room with Jack 'n' Jill access. The principal lounge is to the first floor with lovely beamed and vaulted ceiling and wood burning stove. Two further bedrooms and a family bathroom/wc. Externally there is a driveway providing ample parking with detached garage, lawned garden to front and courtyard garden to rear.

Warenton Farm Steading offers an excellent opportunity to purchase both a family home or ideal holiday home/investment.

The property comprises:

ENTRANCE LOBBY

With beamed ceiling, oak flooring and stairs giving access to the first floor.

KITCHEN/DINING ROOM

34'11 x 14'2 (10.64m x 4.32m)

A substantial reception space which enjoys a good deal of natural light via four byre style windows – one with French door giving access onto the courtyard. There is oak flooring to the dining area, beamed ceiling throughout, built-in storage cupboard, telephone point, vertical radiator, additional central heating radiator.

The kitchen area has a slate tiled floor and has been fitted with a range of cream wall and base units with oak work surfaces and complementary tiled splashbacks, circular stainless steel sink unit, integrated stainless steel electric stove, American style fridge freezer, integrated dishwasher and washing machine, central heating radiator, and two additional double glazed windows to the front elevation.

GROUND FLOOR BEDROOM

12'3 x 10'6 (3.73m x 3.20m)

A double bedroom with recessed lighting, radiator and double glazed window.

SHOWER ROOM/WC

The shower room has Jack 'n' Jill access from both the bedroom and the dining area. With slate floor, tiled shower cubicle, pedestal wash hand basin, close coupled wc, recessed lighting, radiator and extractor fan.

Stairs give access to the first floor lounge.



LOUNGE

24'0 x 14'9 including staircase (7.32m x 4.50m)

A fantastic principal reception room, which has a beamed and vaulted ceiling. There are five Heritage style windows to the roof space at front and rear along with five low level double glazed windows. There is a solid multi-fuel burner set on a slate hearth, TV point, and radiator.

BEDROOM TWO

11'3 x 8'0 (3.43m x 2.44m)

A double bedroom which has a beamed ceiling, low level double glazed window as well as an additional Heritage style window.



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BATHROOM/WC

11'3 x 6'1 (3.43m x 1.85m)

Comprising panelled bath with tiled splashbacks, pedestal wash hand basin, close coupled wc, beamed and vaulted ceiling, Heritage style window, slate flooring, shaver point, extractor fan, recessed lighting and radiator.

BEDROOM ONE

12'1 x 14'10 (3.68m x 4.52m)

The master bedroom has beamed and vaulted ceiling, two low level double glazed windows as well as two Heritage style windows and radiator.

EXTERNALLY

The front of the property is approached via a five bar gate, giving access to a gravelled driveway which has ample off road parking and leads to a mature lawned garden with shrub borders and a large patio area. There is a detached garage.

GARAGE

A detached garage which has been fitted with units for a workshop area, water, power and lighting.

To the rear of the property there is an enclosed courtyard garden, which is gravelled with patio area within a stone wall surround and gated access to a central green.

SERVICES

The property has mains electricity, water and drainage, and oil fired central heating.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Tax band E

ENERGY PERFORMANCE RATING

Grade: C

Details prepared: 13/4/15

Ref: HMA RAJ SY/V1



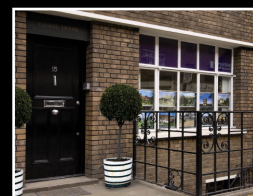
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