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The Old Post Office
2 Church Street, Belford



SANDERSON YOUNG
estate agents &
property consultants

Price Guide : £285,000



The Old Post Office, 2 Church Street Belford, Northumberland NE70 7LS

SITUATION AND DESCRIPTION

A very well presented and attractive Grade II Listed period property, occupying a very pleasant position in the heart of the north Northumberland village of Belford. Previously the village Post Office, the property offers generously proportioned accommodation with potential for further enhancement with planning permission in place for the former post office area to be converted to ground floor cloakroom/wc and additional reception room/study. The property benefits from oil fired central heating to radiators and retains a number of traditional sash windows some with shutters retaining a good deal of character of the original building, having being refurbished to a good standard taking in the needs of modern living.

The accommodation briefly comprises: ground floor – entrance lobby to a substantial reception hallway with planning permission for further development, lounge, dining room including inglenook style fireplace and fitted kitchen. To the first floor there is a master bedroom with en-suite shower room/wc, a second double bedroom with en-suite wc, and a generous third bedroom and family bathroom. Externally there is a gravelled courtyard to rear with parking, garage and workshop, with attractive lawned garden beyond.

The village of Belford is ideal for access to the spectacular surrounding countryside for walking and the miles of unspoilt dunes and sandy beaches of North Northumberland's Heritage coastline are just a few miles to the east. Belford offers a range of local amenities including shops, restaurants, hotels, Doctor's and dental surgery as well as first and middle schools. There are excellent road links via the A1 to the remainder of the region with Berwick upon Tweed to the north and the historic market town of Alnwick to the south.

The property comprises:

Accessed to the front of the property is via double entrance doors, which give access to the entrance lobby.

ENTRANCE LOBBY

The lobby leads to the reception hall via part glazed double doors.

RECEPTION HALL

27'9 x 9'4 (8.46m x 2.84m)

A substantial entrance area which has part wood flooring, cornice, large understairs storage cupboard, part tongue and groove panelling and a sash window with shutters to the rear. This space may be further converted with planning permission for a ground floor wc and bedroom/study. However it would offer an opportunity to extend the reception space in a number of ways.

LOUNGE

15'2 x 16'4 (4.62m x 4.98m)

An attractive principal reception room which has a stone feature fireplace with wood burning stove, recessed decorative shelving, ceiling cornice, wood flooring, TV point, telephone point, two sash style windows to the front elevation and additional door leading to the dining room.

DINING ROOM

15'11 x 10'3 (4.85m x 3.12m)

With raised wood burner set into an inglenook style fireplace, tiled floor, tongue and groove panelling to ceiling, recessed display shelving, radiator and window to the rear.

KITCHEN

8'8 x 9'2 (2.64m x 2.79m) Plus 5'10 x 8'0 (1.78m x 2.44m)

Fitted with a range of cream wall and base units with roll top work surfaces and tiled splashbacks, one and a half bowl stainless steel sink unit and drainer with mixer tap, integrated electric hob and double oven with extractor hood over, under unit lighting, integrated dishwasher and fridge, recessed lighting and window overlooking the rear courtyard. Additional window and rear access door.

FIRST FLOOR LANDING

With radiator and wall light fittings.

BATHROOM/WC

12'0 x 9'1 max (3.66m x 2.77m max)

Comprising panelled bath, wash hand basin, close coupled wc, separate shower cubicle, part tiled walls, chrome towel radiator, built-in airing cupboard, recessed lighting and sash window to the rear.

BEDROOM ONE

15'11 x 9'3 (4.85m x 2.82m)

A lovely master bedroom which has built-in wardrobes with storage and shelving, radiator, and sash window to the rear.



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EN-SUITE

8'7 x 4'7 (2.62m x 1.40m)

Comprising shower cubicle, wash hand basin, close coupled wc and bidet. There are tiled walls, towel radiator, extractor fan, recessed lighting, frosted window to the landing area and window overlooking the rear.

BEDROOM TWO

13'8 x 11'11 (4.17m x 3.63m)

A double bedroom with two sash style windows to front with secondary glazing and radiator.

EN-SUITE WC

Comprising wash hand basin, close coupled wc, part tiled walls and window to the rear.

BEDROOM THREE

12'3 x 9'9 (3.73m x 2.97m)

A generous third bedroom which has sash window to front with secondary glazing, TV point, coving and radiator.

EXTERNALLY

Access lane along the side of the property leads to a gravelled courtyard with ample parking, which in turn gives access to a garage and workshop.

GARAGE

The garage area has up and over door with additional pedestrian access door and window to the workshop, power and lighting.

Beyond the courtyard there is a mature enclosed garden which is laid to lawn with a stone wall surround, mature shrubs, beds and patio area.

SERVICES

The property has mains electricity, water and drainage services.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Tax band C

ENERGY PERFORMANCE RATING

Not required Grade II Listed

Details prepared: 18/5/15

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