Eastfield Lodge
Eastfield, Warkworth

Price Guide: £299,995
SITUATION AND DESCRIPTION
A unique opportunity to purchase this charming 1800’s stone built lodge, occupying a very pleasant position at the entrance to Eastfield Hall, which is situated approximately two miles inland from the picturesque village of Warkworth. Constructed in the mid 1800’s, the property offers a good deal of character and charm with generously proportioned accommodation.

The accommodation briefly comprises of entrance lobby with original leaded windows, which in turn gives access to the generous double bedroom to the right, and to the left the main accommodation including lounge with original stone mullion windows which have been double glazed and open fire, access from the lounge to a second double bedroom. There is a fitted kitchen with wood burning stove leading to the dining room which has French doors onto the conservatory and a shower room/wc. Externally gardens surround the property with a gravelled driveway providing off street parking leading to the double garage with double bedroom and wc above.

Eastfield Hall enjoys a quiet location approximately two miles inland from the picturesque historic village of Warkworth. The village is dominated by the ruins of its historic castle and boasts a number of galleries, specialist shops, pubs and eating places. Eastfield Hall provides the opportunity for rural living with accessibility and more centralised amenities available within the market town of Alnwick just five miles to the north, including shopping facilities, theatre/cinema, leisure centre and schooling for all ages.

The property comprises:
Part glazed and leaded entrance door gives access to the entrance lobby.

ENTRANCE LOBBY
The entrance lobby has original leaded windows with shutters, radiator, telephone point and tiled floor. The entrance lobby in turn gives access to both a double bedroom and the lounge.

BEDROOM ONE
12’1 x 15’0 (3.68m x 4.57m)
A generous double bedroom which has a double glazed window set within original stone mullions, two radiators and TV point.

LOUNGE
14’7 x 14’9 max plus 3’1 into bay window (4.44m x 4.50m max plus 0.94m into bay window)
A lovely traditional reception room which has as its focal point a traditional carved fire surround with cast iron inset and open grate on a granite hearth. There is coving, double glazed bay window with original stone mullions, radiator, telephone point, TV point and Karndean flooring. Access from the lounge to bedroom two.

BEDROOM TWO
14’7 x 12’2 (4.44m x 3.71m)
A good sized double bedroom which has double glazed windows and radiator.

KITCHEN
17’8 x 7’6 (5.38m x 2.29m)
Fitted with a range of cream wall and base units with granite work surface, one and a half bowl sink unit with mixer tap, plumbing for dishwasher, and space for electric Leisure Range with stainless steel extractor hood over, tiled splashbacks, tiled floor, wood burning stove and double glazed windows to two elevations. There are steps down from the kitchen with a large shelved pantry cupboard to the left, and giving access to the dining room.
**DINING ROOM**
10'9 x 11'6 (3.28m x 3.51m)
The dining room affords a good deal of natural light via large double glazed windows to front, Karndean flooring, two radiators, a generous storage cupboard with hanging and shelving and double glazed French doors giving access onto the conservatory.

**SHOWER ROOM/WC**
6'10 x 9'6 (2.08m x 2.90m)
Comprising of a tiled shower cubicle, two wash hand basins set into vanity unit with storage and tiled splashbacks, close coupled wc, part tiled walls, tiled floor, radiator and double glazed windows to two elevations.

**CONSERVATORY**
6'11 x 12'5 (2.11m x 3.78m)
UPVC double glazed conservatory with tiled floor and access door to the garden.

To the side of the main Lodge there is a gravelled driveway providing off street parking and leading to a large detached double garage.

**DOUBLE GARAGE**
A detached double garage with pitched roof, power, lighting and double glazed side access door. There is a staircase leading from the garage to a first floor area which may be utilised as a double bedroom with wc.

**EXTERNALLY**
The Lodge has gardens to all sides which are predominately lawned to the front and side, gravelled pathways and flower borders. There is a vegetable garden and storage area to the rear of the garage. The rear gardens have been landscaped with a large stone flagged patio area, raised beds and gravelled areas leading to two stone outhouses for storage.

**AGENTS NOTE**
The property currently has solar panels fitted which are owned by Eastfield Lodge. The owner has advised that these could either be removed or purchased at an additional cost.

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

**TENURE**
Freehold

**COUNCIL TAX**
Tax Band E

**ENERGY PERFORMANCE RATING**
Grade: D

Ref: HMA RAJ SY/V2
Details prepared: 13/10/16
1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.

5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.

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