



## 3 Manor House Dairy

Whalton





## 3 Manor House Dairy, Whalton, Morpeth NE61 3UW

Guide Price £369,000

An excellent opportunity to purchase this stunning, stone built mid terraced home, positioned on the fringe of the idyllic and highly desirable village of Whalton. The property, originally constructed in 2016, boasts the benefits and efficiency of a new home whilst incorporating the character and architectural features of a period property. The accommodation has been much improved by the current owners to create a truly unique home, including luxury kitchen and bathroom fittings, high quality flooring and feature fireplace with wood burning stove.

With accommodation set over three floors, there is a fabulous open plan living to the ground floor, with three double bedrooms to the first and second floors; two of which have en-suite shower rooms. Externally, the south facing rear garden benefits from breathtaking open views over the surrounding countryside, and to the front of the house is a landscaped courtyard garden with open aspect. Allocated parking is positioned to the side of the properties, and there is a welcome addition of a secure covered store area which is shared with the neighbouring property.

Entrance hallway | Cloakroom/wc | Impressive 40ft open plan living space and luxury kitchen with orangery roof  
First floor master bedroom with en-suite shower room/wc | Second double bedroom with fitted wardrobes | Shower room/wc  
Open stairs leading to the loft bedroom with en-suite shower room (currently used as a study) | Front landscaped garden  
Shared secure passage/storage area | Private garden store | Allocated resident parking | Fabulous south facing rear garden with stunning countryside views | No upward chain

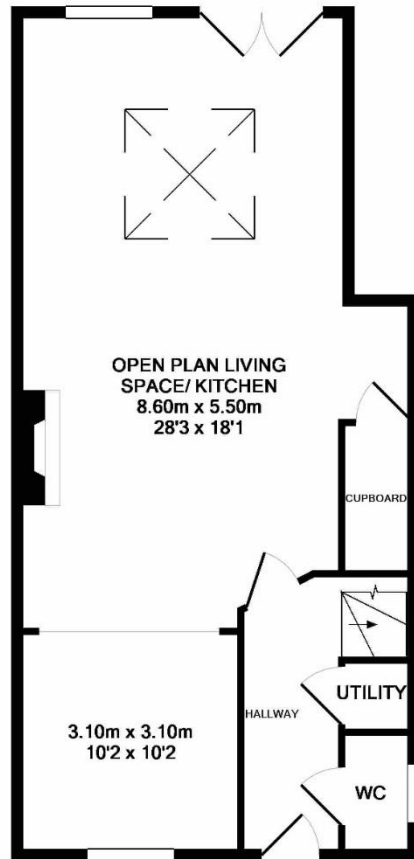
Services: Mains electricity, water and drainage | Tenure: Freehold | Council Tax: Band E | EPC Rating: D



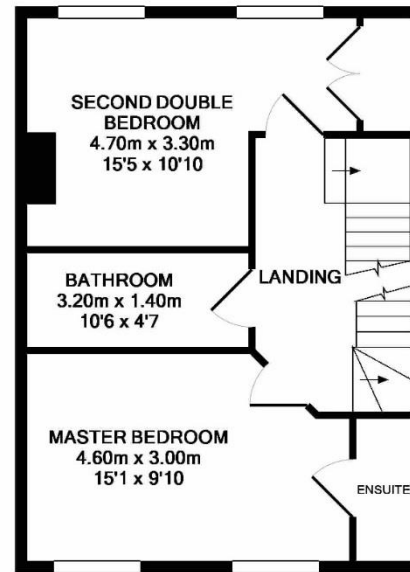




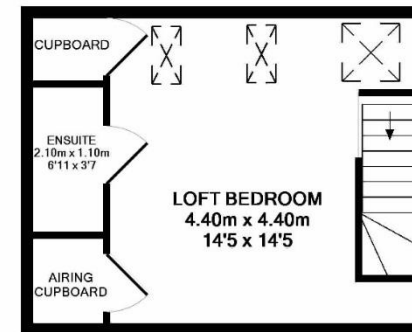




GROUND FLOOR  
APPROX. FLOOR  
AREA 60.8 SQ.M.  
(654 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 41.9 SQ.M.  
(451 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 24.2 SQ.M.  
(260 SQ.FT.)

**TOTAL APPROX. FLOOR AREA 126.8 SQ.M. (1365 SQ.FT.)**

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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