



**2 The Mill**  
Felton





## 2 THE MILL, FELTON, MORPETH, NORTHUMBERLAND NE65 9HL

Fabulous Grade II listed home. One of four properties converted in the 1980's from this former Victorian Corn Mill, dating back to around 1800. This property occupies a lovely elevated riverside position on the banks of the River Coquet within the popular village of Felton. These properties were sympathetically converted retaining much of the character and charm of the original building including exposed beams, stone walling and sash style windows and offers well-proportioned accommodation over four levels enjoys river views and benefits from electric heating and double glazing with courtyard parking, large double garage and separate enclosed private garden, whilst enjoying access to the riverbank.

Felton Mill is accessed via a pretty tree lined private lane along the banks of the river which in turn leads onto a courtyard with garaging. The property is just a short walk from the heart of the village which offers a range of local amenities including shop, public house with restaurant. There is a local primary school, doctors surgery, village church, coffee shop/ tea room and local gallery. Felton has excellent access to the A1 which provides links to Alnwick to the north, Morpeth to the south and beyond to Newcastle City Centre.

Entrance hallway with tiled floor | Cloakroom wc | Ground floor reception room/4th bedroom which has a range of built-in furniture including storage and shelving currently used as a home office | Split level Stairs lead down to the basement, as well as up to the first floor | At the bottom of the staircase to the basement is a fitted kitchen area with units, work surface and integrated fridge | There is a spacious basement room which has built-in wardrobes/storage and tiled floor with underfloor heating, a door leads to a shelved storage area with external access door leading onto wooden staircase down to the river bank | First floor hallway with built-in storage | Generous master bedroom which has dual aspect enjoying river views and exposed beams to ceiling | En-suite bathroom/wc offering a four piece suite | Two further double bedrooms | Modern, tiled family bathroom including over bath shower and screen, wash basin to vanity unit with storage and wc | Stairs leads to the second floor hallway | Lovely lounge to the gable of the building enjoying river views from windows to three elevations. Exposed beams and feature fireplace | Modern fitted kitchen breakfast room incorporating integrated electric hob and extractor and integrated electric double oven | Dining Room which has windows to both rear and side elevations and exposed beams | Externally, there are open communal garden areas. To the right of the Mill there is access to a parking area with garages. Large double garage built in stone as part of a block with power and lighting | An access gate from the parking area leads to a private landscaped garden.

Services: Mains electric, water and drainage | Tenure: Leasehold with a share of the Freehold | Council Tax Band: F | EPC: Exempt as Grade II Listed

GUIDE PRICE £370,000









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