



rare!
From Sanderson Young



The Dairy
South High Moor Farm, Bywell



The Dairy, South High Moor Farm, Bywell, Felton NE65 9QG

Offers in Excess of £649,950

A fabulous, stone built conversion offering generously proportioned and beautifully appointed accommodation, occupying a lovely tranquil position surrounded by open countryside, yet just 2 miles from the A1 and the nearby village of Felton. The property was converted and designed by the current owner alongside local craftsman, Alan Arkle and Son, and finished to an excellent standard of specification. A mature woodland driveway provides access to the property with large open driveway and courtyard providing parking for several vehicles and includes sufficient space for the construction of a garage, for which planning permission has been approved, should it be required. The property sits on approximately 1 acre.

Crafted oak porch and solid oak entrance door leading into reception hallway | Cloakroom/wc | Formal dining room/games room with exposed roof timbers and full height double glazed windows to one wall overlooking the courtyard and terrace | Fabulous lounge with byre style windows overlooking a south facing garden and grazing land beyond, as well as wood burning stove, Jerusalem stone floor and exposed roof trusses to a vaulted ceiling | Third ground floor double bedroom/snug or study with feature exposed stone walling | Kitchen/breakfast room at the heart of the house, fitted with quality units including black granite work surfaces, Jerusalem stone flooring, Rangemaster Range, and plumbed in American style fridge/freezer; a byre style feature window overlooks the south facing terrace and courtyard providing a good deal of natural light | Beautifully appointed shower/wet room/wc with Jerusalem stone walls and flooring | Utility room | Two ground floor double bedrooms with exposed roof trusses, access door to lawned back garden and courtyard and en-suite bathroom with Jacuzzi bath, separate shower cubicle, and tiled walls and floor with Jerusalem stone | First floor: a fourth double bedroom with Heritage style windows to the roof space, Karndean flooring and en-suite shower room/wc | Externally, lawned gardens to front and rear of the property with private stone flagged terraces and patio | Ground source heat pump system providing underfloor heating, high specification thermal insulation and double glazing | The property benefits from high speed broadband received wirelessly | Nearby is the Bywell Shooting Ground and gun club for clay pigeon shooting, the light aircraft and airfield at Burgham for para-gliding, fishing on the river Coquet and Burgham Golf Course | There are also a number of excellent hotels nearby including Linden Hall with its country pub and also the very well respected restaurant at the Angler's Arms, all a short distance away | There are more centralised amenities available via the A1 into Morpeth to the south and Alnwick to the north. The property enjoys convenient road access to the A1 and the A697

Services: Mains electricity, water and private drainage | Tenure: Freehold with an annual service charge and shared broadband costs | Council Tax Band: F
EPC Rating: D

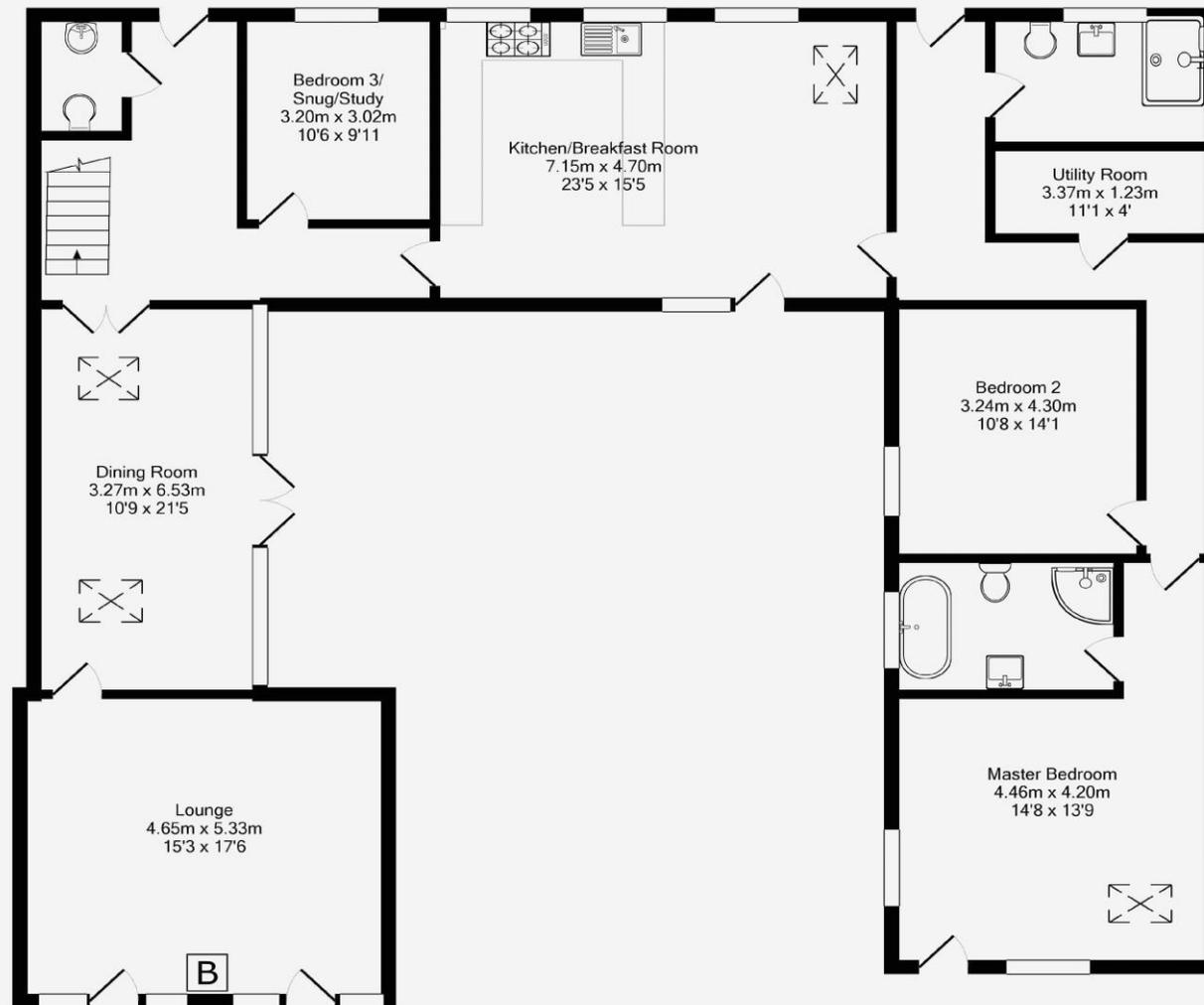
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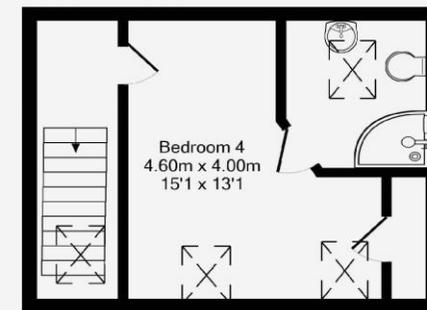








Ground Floor



1st Floor

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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