



**Elm House**  
Scots Gap, Morpeth







## Elm House, Scots Gap, Morpeth, Northumberland NE61 4EG

Guide Price £450,000

A fantastic opportunity to purchase one of two, five bedroom bespoke family homes, offering modern country living with outstanding views, in one of Northumberland's attractive rural villages. Given the stage of instruction at launch, there will be, for a limited time only, the opportunity for the buyer to influence the final specification of the finished home, such as kitchen and bathrooms - OAK HOUSE SHOW HOME AVAILABLE FOR VIEWING. COMPLETION FOR ELM HOUSE ANTICIPATED OCTOBER 2019.

Elm House is a new build, five-bedroom bespoke home, constructed with materials and technology that reduces its every day running costs. The eco-friendly design features of this family home, along with its neighbouring property Oak House, include an air source heat pump, solar PV and Thermal panels to provide heating and hot water. The buyer will benefit in future from the Renewable Heat incentive payment scheme via quarterly payments. The imposing detached house, which has accommodation extending to approx. 3000 sq. ft, is located in the heart of Scots Gap village opposite the Mart, with easy access to Ponteland (13 miles) and Morpeth (11 miles) and occupies a generous corner site with a double integral garage and driveway.

The accommodation will, once complete, comprise of - Reception hallway | Cloakroom/wc | Sitting room | Open plan living/dining area with fitted kitchen - attractive vaulted ceiling to the living area with French doors to the garden | Contemporary fitted kitchen with integrated appliances | Utility room | Boiler room | Spacious first floor landing | Master bedroom | Dressing room | Ensuite shower/wc | Guest double bedroom | Ensuite shower/wc | Three further double bedrooms | Family bathroom/wc | Double garage and driveway | Corner plot garden | NHBC 10 year guarantee | NO UPWARD CHAIN

Scots Gap has a local village shop, a doctor's surgery, petrol station and country store. A wider range of amenities are available in Morpeth and Ponteland, with a wide variety of shops, cafes/restaurants as well as leisure facilities and schools for all ages. There are well-regarded primary schools at both Cambo and Belsay. The mainline railway station at Morpeth offers regular services to Newcastle, Edinburgh and London King's Cross. The property is also conveniently placed for access to numerous attractions, such as Hadrian's Wall, Kielder Water and Kielder Forest Park, as well as Northumberland's stunning Heritage Coast.

Services: Mains electric, water and drainage | Tenure: Freehold | Council Tax: Band G |  
Agents Note: Internal photography is for show home Oak House















## ELM HOUSE – FLOOR PLAN



All enquiries to our Ponteland Office | Coates Institute, Main Street, Ponteland NE20 9NH

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