



rare! From Sanderson Young



Dukesfield House  
Bamburgh







Guide Price £1,500,000

A unique opportunity to purchase this stunning 'New England' style four bedroom home, designed by the current owner and completed in July 2021. This four bedroom detached property is beautifully positioned within a superb garden site of approximately 1/3 acre, in the small hamlet of Dukesfield which is just a short distance from the much sought after coastal village of Bamburgh. Surrounded by open aspect views across adjoining countryside and to the front towards the village, adjacent coastline, and Bamburgh castle. This beautifully proportioned home is finished to an excellent standard including underfloor heating with Karndean flooring throughout the ground floor accommodation, and to the three bathrooms, with radiators to the first floor. The heating and water are electric via a ground source heat pump, a renewable heating system. There are also 6 solar photovoltaic panels to the garage roof. The internal finish includes solid oak internal doors, beautifully appointed fitted kitchen, shutters to the ground floor, sash style double glazed windows, and remote controlled electronic blinds fitted to the first floor windows.

There is also a fully tiled bathroom and two full en suite bathrooms, including separate shower with 'Grohe' fittings.

Large entrance hallway which has stairs to the first floor and storage | Attractive lounge/dining room which has superb natural light via windows to three elevations and glazed access door to the side elevation. A stone fireplace with inset multi fuel stove gives a lovely focal point to this room | Snug to the rear, which has access door to the rear patio and garden | Superb kitchen/breakfasting room, which offers lovely dual aspect with glazing and doors onto the front patio and garden. The kitchen has been fitted with contrasting units including central island with oak work surfaces and integrated appliances include two electric ovens, induction hob with extractor, microwave, dishwasher, fridge/freezer, and integrated waste bins, ample space for a dining table and chairs. Separate fitted pantry with wine cooler and rear glazed access door. | Large utility room, fitted with co ordinating units and oak surfaces, sink unit and integrated washer/dryer with side access door | Plant room housing central heating system and controls | Ground Floor WC.

To the first floor, a galleried landing extends the length of the property with windows giving views over the front towards Bamburgh and has built in storage | The master bedroom enjoys lovely open aspect views and an en suite bathroom/wc, which is fully tiled with bath and separate shower |

Second generous double bedroom which has views over two elevations towards Bamburgh and open countryside, as well as a tiled en suite bathroom/wc including separate shower | Two further good sized double bedrooms | Family bathroom/wc which is tiled with separate shower.

Externally - The property is approached by an extensive gravelled driveway providing parking for several cars | Double detached garage with remote control door, power, and lighting. Above the garage, accessed via an external staircase to the rear, is an additional room a versatile space which is currently used as a home office. | Dukesfield house is surrounded by generous gardens, laid mainly to lawn with patio/outside seating areas to three elevations, and borders have been planted with hedging too mature.

Services: Mains electric and water. Treatment Plant. Ground Source Heat Pump | Council Tax: Band G | Tenure: Freehold  
Energy Performance Certificate: Rating B



















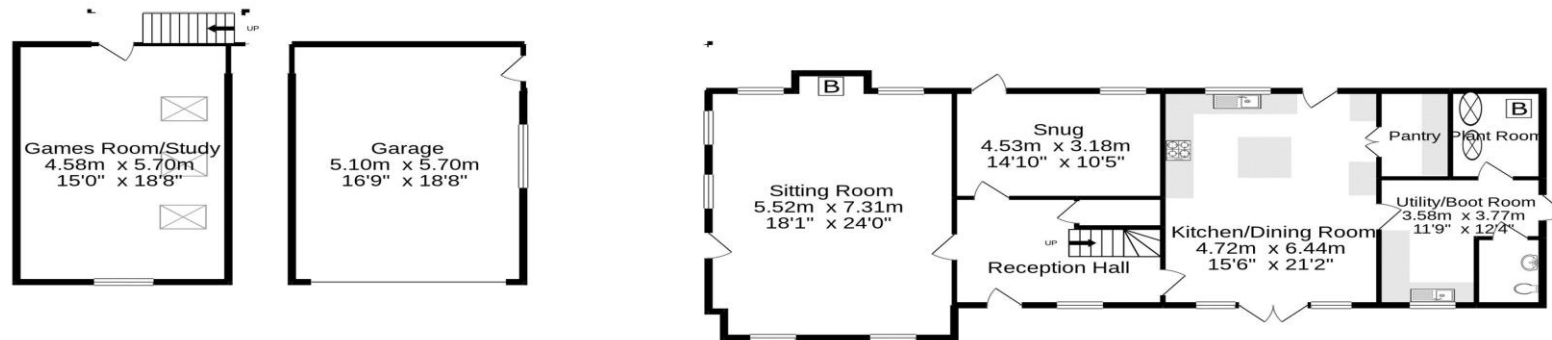




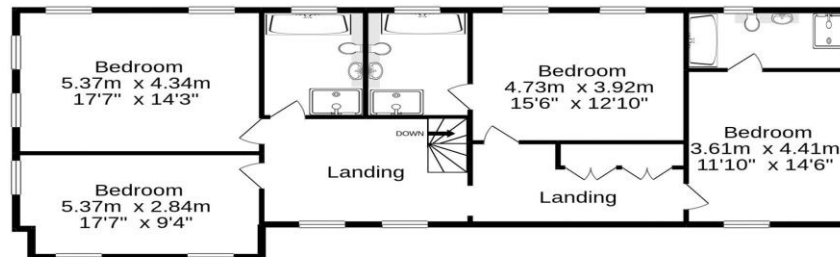




## Ground Floor



## 1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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