



## The White House, Tofts Lane

Horncliffe, Northumberland, TD15 2XR

**Offers In The Region Of £295,000**

Ref: 190

Located in the heart of this popular Northumberland village, this attractive period detached house has tremendous character and charm, with many of the original features being retained. The White House would make a superb family home, which has a lpg central heating, partial double glazing, 'off road' parking and spacious and well proportioned living accommodation.

The interior comprises of a living room with a brick built inglenook fireplace with log burning stove and double French doors to the rear garden, a spacious dining room with open coal fireplace and doors to the sun room, a pine kitchen and two double bedrooms on the ground floor, with the main bedroom having en-suite facilities. On the first floor are two further double bedrooms and a family bathroom.

Large enclosed walled garden to the rear of the house (approximately 67 feet x 70 feet) with lawns, shrubberies, flowerbeds and a patio area. There is also a woodland to the rear of the garden (116 feet x 70 feet)

Viewing is highly recommended.



### **Entrance Hall**

11'8 x 8'1 (3.56m x 2.46m)

Partially glazed entrance door to the hall, which has stairs to the first floor landing with a built-in under stairs cupboard. Cloaks hanging area and a central heating radiator.

### **Dining Room**

16'4 x 14'7 (4.98m x 4.45m)

With ample space for a dining table and chairs, the dining room has an attractive open coal fireplace with a carved timber surround, brick inset and marble hearth. Built-in shelved recess to the side of the fireplace and a triple window to the front. Central heating radiator, a telephone point, a picture wall light and four power points. Double doors leading to the sun room and a doorway to the living room.

### **Living Room**

18'4 x 16'6 (5.59m x 5.03m)

A spacious reception room with a beamed ceiling and a brick built inglenook fireplace, with a raised hearth with a multi-fuel stove. Triple window to the front, a window to the rear and two large French doors to the rear garden. Central heating radiator, three wall lights, six power points and a television point.

### **Kitchen**

10'1 x 11'7 (3.07m x 3.53m)

Fitted with pine wall and floor kitchen units including a glass display cabinet, with granite effect worktop surfaces with a tiled splash back. Free standing gas cooker with a cooker hood above. Belfast sink below the double window to the rear, there is a window to the sun room. Partially glazed entrance door to

the rear garden and plumbing for an automatic and dish washing machine. Six power points.

### **Sun Room**

11' x 7'7 (3.35m x 2.31m)

Picture window to the rear and side over looking the gardens. Entrance door to the side and one power point.

### **Bedroom 1**

16' x 11'2 (4.88m x 3.40m)

A generous double bedroom with a triple window to the front and a window to the side. Two built-in wardrobes, a central heating radiator, two wall lights, a television point, a telephone point and four power points.

### **En-Suite Shower Room**

11'1 x 4'3 (3.38m x 1.30m)

Fitted with a white three piece suite which includes a toilet, a wash hand basin with a mirror above and a shower cubicle with an electric shower. Heated towel rail and a window to the side.

### **Bedroom 4**

16'4 x 10' (4.98m x 3.05m)

A double bedroom with a double window to the front with a central heating radiator below. Four power points.

### **First Floor Landing**

5'7 x 10'6 (1.70m x 3.20m)

Central heating radiator, two power points and a window to the rear. Access to the loft.

### **Bedroom 2**

18' x 12'2 (5.49m x 3.71m)

A large double bedroom with stripped pine floors and a triple window to the front and



window to the rear. Central heating radiator, a television point and eight power points.

### **Bedroom 3**

10' x 16'4 (3.05m x 4.98m)

Another double bedroom with a triple window to the front. Central heating radiator, a television point and four power points.

### **Bathroom**

7'1 x 13'2 (2.16m x 4.01m)

White three piece suite, which includes a cast iron bath, a toilet with a toilet roll holder and a wash hand basin with a mirror and light above. Window to the rear and a built-in airing cupboard housing the hot water tank.

### **Gardens**

Large enclosed walled garden to the rear (approximately 67 feet x 70 feet) with a patio area overlooking lawns with well stocked shrubberies and flowerbeds. There is also a woodland to the rear of the garden (116 feet x 70 feet). Double vehicular gates giving access to the garden offering 'off road' parking.

### **General Information**

Full LPG central heating.

Partial double glazing.

All fitted floor coverings are included in the sale.

Freehold

All mains services are connected, except for gas.

Council tax band D.

No Chain.

### **Agents Notes**

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

### **FIXTURES & FITTINGS**

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

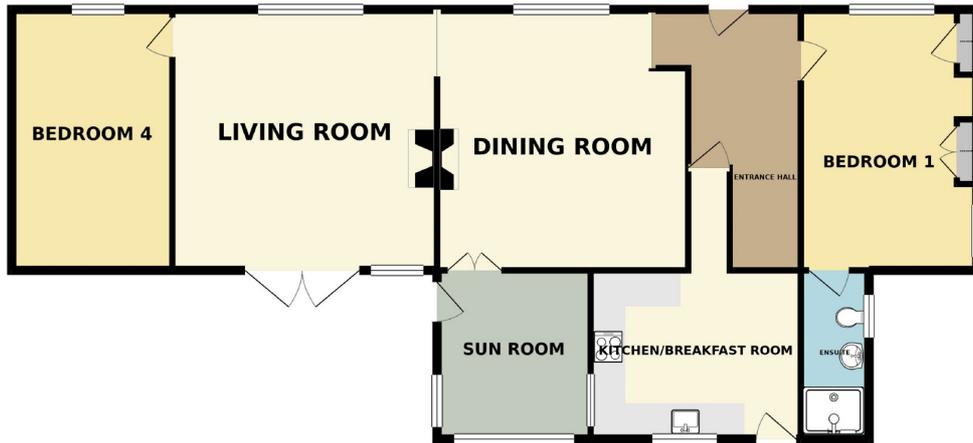
### **VIEWINGS**

Strictly by appointment with the selling agent.





GROUND FLOOR 1274.55 sq. ft.  
( 118.41 sq. m. )



1ST FLOOR 552.96 sq. ft.  
( 51.37 sq. m. )



TOTAL FLOOR AREA : 1827.50 sq. ft. ( 169.78 sq. m.) approx.

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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