



Low Ford Cottage

Mitford Road, Morpeth



SANDERSON
YOUNG





Low Ford Cottage Mitford Road, Morpeth, NE61 1RJ

An attractively presented three bedroom detached home, occupying a fabulous position overlooking the banks of the River Wansbeck. Low Ford Cottage offers well proportioned and contemporary family accommodation over two levels, which has been finished to an excellent standard, whilst enjoying views of the river from elevated terraced gardens, with access onto the river bank with fishing rights, generous driveway parking, and garaging.

Situated in an ideal location, just a few minutes' walk from the heart of historic Morpeth town centre, this delightful family home offers the best of both worlds. Set in approximately 0.75 acres of extremely private and secluded gardens, the property boasts immaculate spacious accommodation, as well as the most fabulous dedicated entertainment space.

Price Guide:

Offers Over £595,000

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A few stone steps with iron balustrade take you up to the front door and into the entrance lobby with wood flooring that leads into a wonderfully bright and spacious open plan living. On the ground floor, and to the left of the lobby, is a recently installed elegant shower room that is fully tiled with a walk in shower, WC and wash hand basin.

To the right of the lobby is the delightful fully fitted country style kitchen with wood floor, an expansive range of wall, base and drawer units, granite work surfaces, a double Butler sink with mixer tap, and a superb gas Range cooker with eight gas hob, double oven and separate grill, with an extractor hood above. From the kitchen there is access to the garage, which also has plumbing and space for a washing machine, as well as a dryer.

The kitchen leads into the dining space, which has a charming electric log burner on one side and takes you into the family room, with large picture windows to make the most of the amazing views over the river and bridge. There is a fully glazed door that leads out onto the expansive split level entertaining terrace with steps leading down into the garden. From here is an inner lobby with a useful full height mirror fronted storage cupboard, as well as stairs to the first floor with a cupboard beneath.

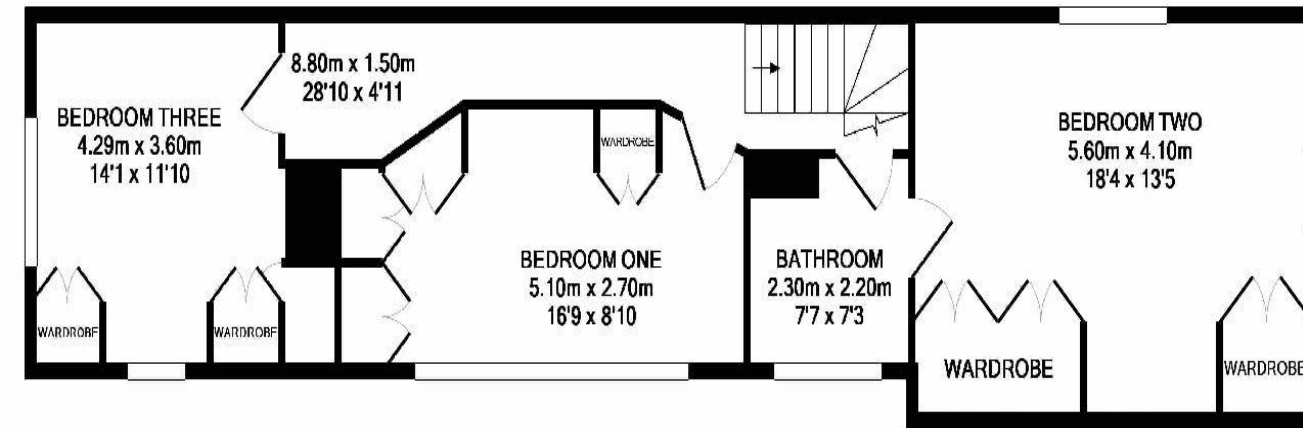
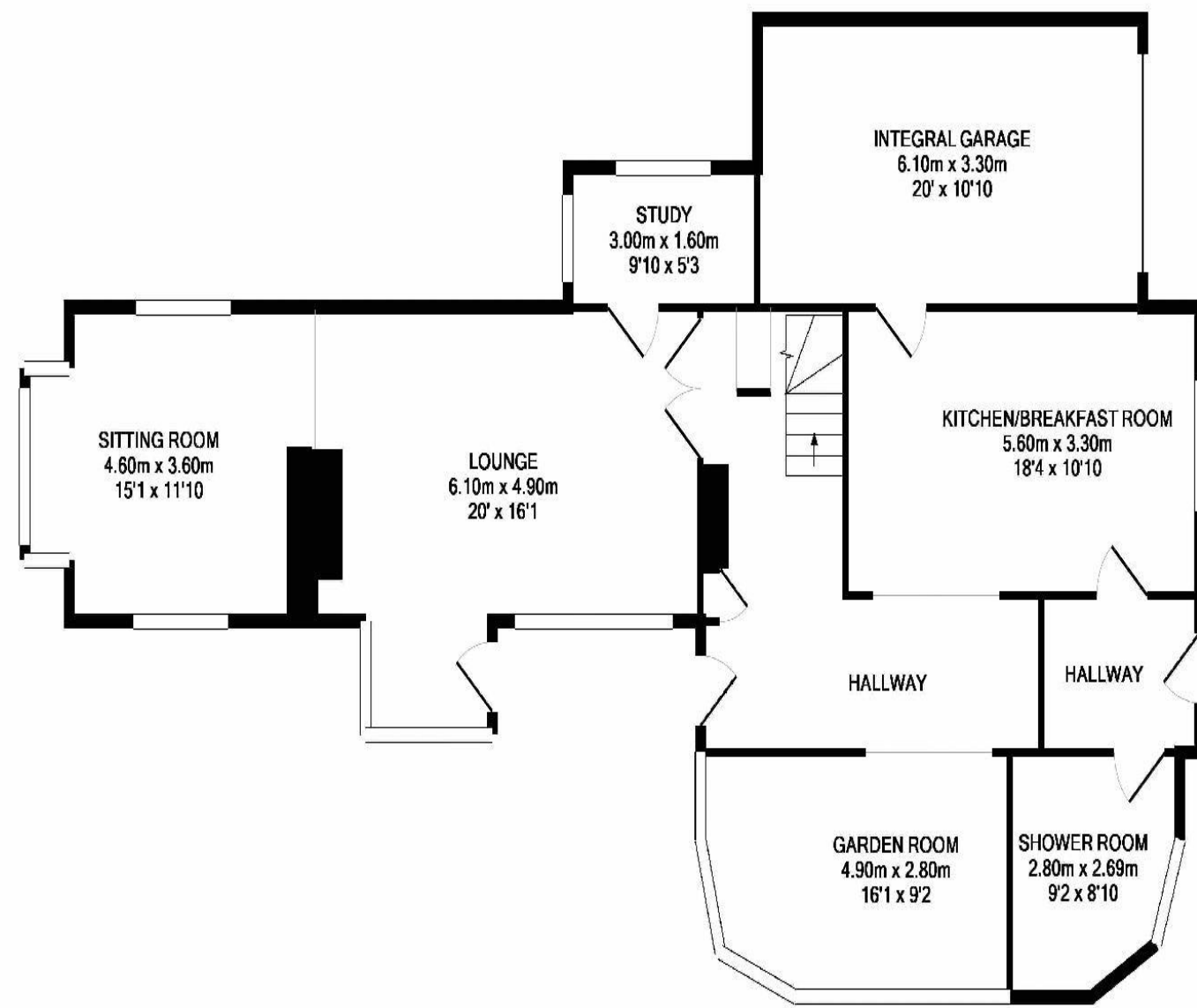
The inner hall takes you into the lounge through double part glazed doors, which also has a glazed door onto the terrace and lovely views. Just off the lounge is a well proportioned office. From the lounge is a cosy snug room with a gas fire. There is also a bay window, again with the most beautiful views across the garden and to Low Ford bridge beyond.



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An elegant traditional oak staircase leads up to the first floor with a long hallway that benefits from a skylight. Just at the top of the stairs on the left, is the part tiled bathroom with a black tiled floor, bath with central mixer tap and handheld shower, WC, basin and heated towel rail. A couple of steps take you down into a large double aspect bedroom with an extensive range of fitted wardrobes. There are a further two double bedrooms both with fitted wardrobes, with views over the river and the garden.

Approaching Low Ford Cottage through a sliding electric gate, there is an expansive tarmac driveway that offers plenty of space for vehicles. As it leads you round to the left, there is a single garage on the right with an up and over door and a side passage to the rear. The driveway extends onto an expansive paved area which leads into the garden.

A particularly stunning feature of Low Ford Cottage is its location, sitting on the Purdy's Stream section of River Wansbeck. The current owners have fully optimised the property's position to make the most of its gorgeous views creating a fabulous and extensive paved entertaining terrace that stretches the full width of the rear and is set over several levels, with paved steps down to the garden.

The garden itself, which is extensively secluded and private, is bordered by a wall on two sides and wood panel fencing. Mainly laid to lawn, there are raised borders filled with an array of well established shrubs. A paved pathway leads to The Hut at the bottom of the garden, which has a raised deck surrounding it. It measures 12' x 12' and benefits from light and power points. On the left of the garden is the delightful entertaining/bar lounge, extending to 26' x 14', which has a wonderfully warm and homely feel. At one end is an impressive wood topped L-shaped bar complete with bar stools, while the other is a lovely cosy seating area with TV point. The property also has fishing rights and boat access to the river.

Services: Mains electric, gas and water. Shared Sewage Treatment Plant | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

TOTAL APPROX. FLOOR AREA 189.8 SQ.M. (2043 SQ.FT.)

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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