

BRUNTON

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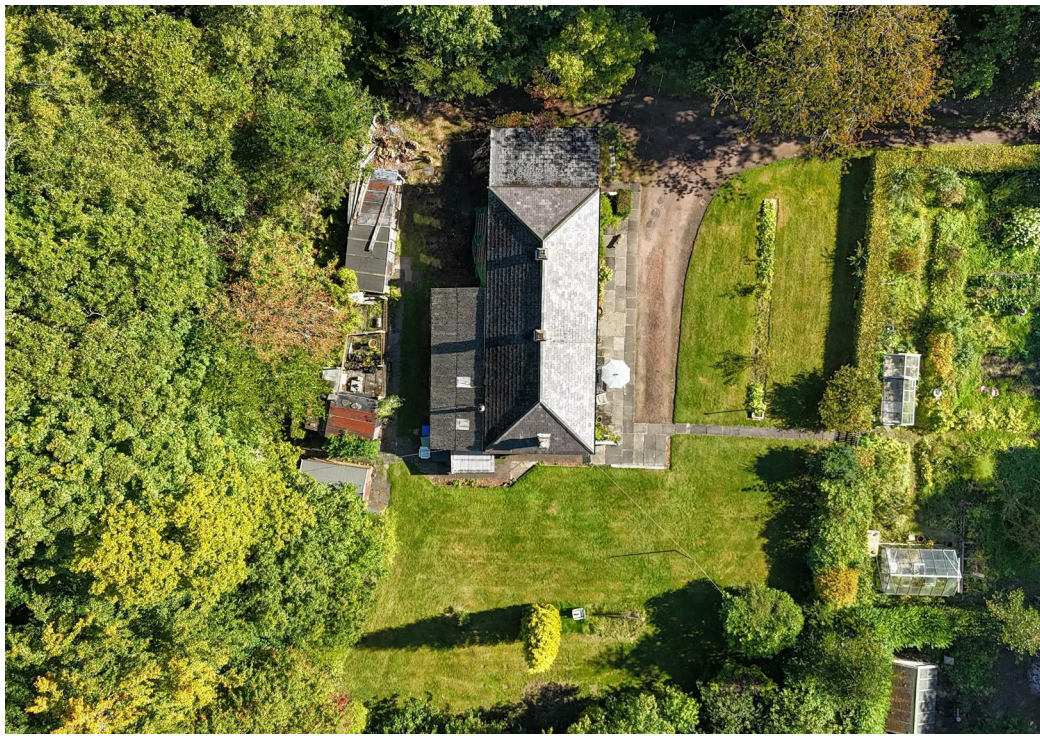
SWARLAND, MORPETH, NE65

Offers Over £375,000

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Historic Grade II Listed & Stone Built Detached Cottage Nestled within a Private Countryside Location, Boasting Mature Grounds & Extensive Lawned Gardens that Extend to Approximately 0.6 Acres, with a Lounge/Diner, Two Double Bedrooms, Kitchen/Breakfast Room, Bathroom, Large Store & No Onward Chain.

This attractive, Grade II Listed, stone-built cottage is perfectly situated within the delightful Swarland Woods and is set within Forestry Commission Land.

Swarland Hall Cottage, which is believed to date back to the late 1800's, originally formed part of the Swarland Hall Estate and was constructed as the generating house for the main hall, which is publicly noted as being one of the first private homes in the country to enjoy electricity.

The property itself has been in the ownership of the current family for over 70 years and enjoys a wonderful, secluded woodland location and is surrounded by the tall trees of Swarland Woods. Set just off from a private road, Swarland Hall Cottage is positioned at the head of a lane which is tucked off from The Avenue and Park Road, Swarland.

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Swarland Village offers a popular cafe, village hall, Vyner Park and Tennis Courts and outstanding local schooling. Percy Wood Golf and Country Club is also located nearby providing access to excellent recreational activities, as is Swarland Village Club, as well as the popular Cook and Barker pub which is situated only a mile away.

The property is also well placed to provide direct access to outstanding countryside walks and the superb Northumberland coastline, with both Alnmouth and Warkworth beaches only 15 minutes' drive away.

The internal accommodation comprises: Lobby which leads into a lounge/diner with south facing window, tall ceilings, open fireplace, and storage to the alcove. A door from the lounge/diner then leads into a real hallway that in turn gives access to two, good sized double bedrooms. Both bedrooms enjoy south facing windows and bedroom two offers a wood-burning stove.

To the rear of the property is a kitchen/breakfast room with Rayburn range cooker and a door leading to a rear lobby. The kitchen then leads into a second rear hallway that leads to a pantry/store and a bathroom with three-piece suite.

Externally, the grounds and gardens are extensive, with a large, gravelled, multi-vehicle driveway which leads up to the front of the cottage. The grounds themselves extend to approximately 0.6 acres and provide a beautiful lawned garden, which is south facing, and sits to the front and side of the property. There is also a generous, enclosed vegetable garden with two greenhouses, raised beds and hedged boundaries. To the rear of the property are several timber constructed outbuildings/stores with a hen run also located to the front gardens.

The property also offers an attached store, which easily could be converted into habitable use to provide further sleeping or living accommodation.

The property is priced to reflect the required modernisations and is offered to the market with no onward chain, early viewings are deemed essential.



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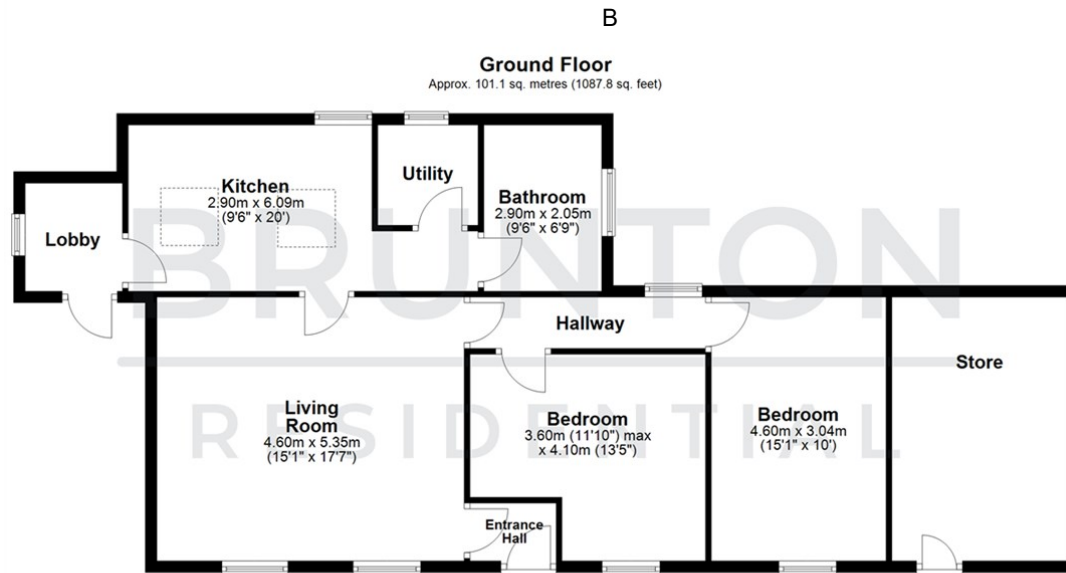
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :

SERVICES :



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

