

SIGNATURE

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SIGNATURE
PROPERTY
FOR SALE

 The Courtyard, Backworth NE27 0FF

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Offers Over £340,000

Signature North East is thrilled to present this meticulously renovated cottage-style house in the highly sought after location of The Courtyard, Backworth. Redeveloped from 1900's farm buildings in 2007 and boasting an impressive 1062.3 sq feet, this property offers three double bedrooms, two bathrooms an additional ground floor WC, a spacious garden and the property offers stunning views of the Green Belt fields to the rear.

The home effortlessly blends modern amenities with timeless charm, feature brickwork and beams, solid oak ledge and brace doors with cast iron furnishings. All rooms showcase bespoke oak windowsills, double glazed sash windows and wooden shutters. Adding to its allure, the property is equipped with underfloor heating on all levels, ensuring comfort and luxury.

Upon entering the ground floor and hallway, you'll encounter the recently renovated kitchen and dining area, adorned with 3D wooden feature walls and worktops handcrafted from reclaimed wood. The kitchen offers ample storage and work surface space, sleek integrated appliances, and under-counter lighting. A convenient utility room is located off the kitchen for additional ease and storage as is an additional WC for added convenience. The ground floor also features a generously sized living room with a modern ceiling suspended bi-ethanol fire and enjoys the stunning Green Belt views.

The secure private garden is detached from the property and is accessed within the private courtyard. With plenty of space for entertaining, this property is ideal for those who love the outdoors. This property also boasts a driveway that can accommodate multiple cars.

Ascending to the first floor reveals three tastefully decorated bedrooms. The master bedroom boasts an en-suite bathroom with a bespoke freestanding copper and nickel bath, along with a matching hand basin. The main family bathroom offers a walk-in shower, and jacuzzi bath, complete with a TV, marble sink, waterfall tap, and a bespoke French oak pedestal stand.

The secure private garden is within The Courtyard and accessed via a cast iron gate. The garden benefits from a 20' x 10' summerhouse and features double insulation and full electrics. A garden shed 20' x 8' with electrics provides ample storage and would make an excellent home gym. The patio hosts a bespoke large steel fire pit with seating for 10 people, sheltered by a wooden pergola with an aluminium roof.

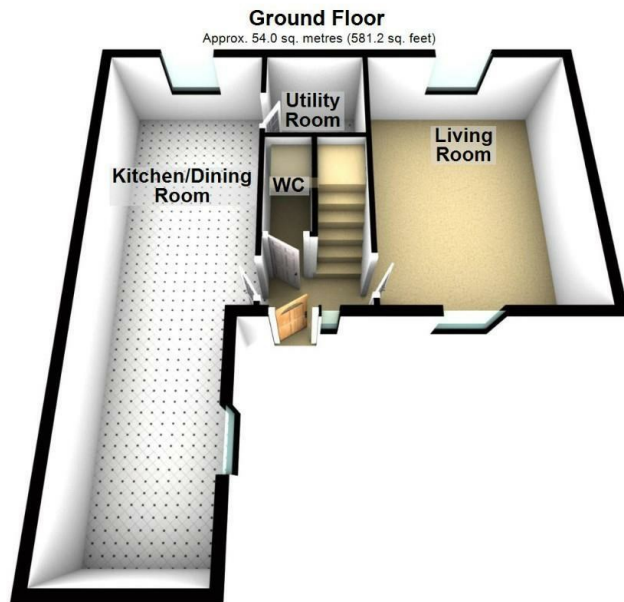
The courtyard is entered via a private road with no through access. The drive offers parking for two vehicles with additional parking in the grounds for visitors.

This exceptional leasehold property boasts an impressively lengthy lease, offering an extensive 981 years remaining - a testament to its enduring value and investment potential.

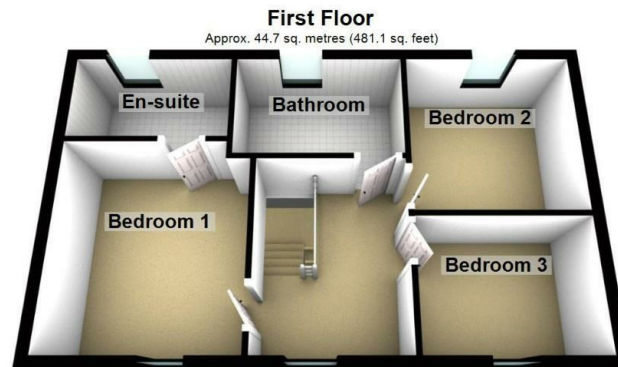
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Ground Floor
Approx. 54.0 sq. metres (581.2 sq. feet)



First Floor
Approx. 44.7 sq. metres (481.1 sq. feet)

Total area: approx. 98.7 sq. metres (1062.3 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Lounge
16'8" x 12'3"

Kitching / Dining Room
30'0" x 9'5"

Utility Room
6'0" x 5'8"

Bedroom One
11'5" x 10'3"


Ensuite
8'11" x 4'11"

Bedroom Two
9'4" x 9'3"

Bedroom Three
9'4" x 7'1"

Bathroom
10'6" x 5'11"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





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