



Old Park Road

Swarland, Morpeth

£575,000

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Four Bedroom Detached Home
- Open Plan Living Room / Kitchen
- Two Reception Rooms
- Family Bathroom and En-Suite
- Beautifully Landsaped Garden with Summer House
- Solar Panels With Battery
- Large Driveway and Single Integral Garage
- Desirable Location



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Northumberland Properties are delighted to welcome to the market this exceptional four-bedroom detached residence, peacefully positioned on the desirable Old Park Road in the heart of Swarland. Surrounded by open countryside and mature woodland, this beautifully presented home offers an enviable blend of modern living, sustainable energy solutions, and superb outdoor space. Set on a generous plot, the property boasts a beautifully landscaped rear garden, complete with a charming summer house—ideal for use as a peaceful retreat, garden studio, or entertaining space. The large driveway provides ample off-street parking and leads to a single integral garage, offering secure storage and convenience.

Internally, the home is thoughtfully designed. The spacious open-plan living room and kitchen forms the hub of the home, with ample storage, and plenty of space for both dining and relaxing. Bi-folding doors flood the space with natural light and open directly onto the garden patio area, perfect for indoor-outdoor living during the warmer months.

An additional reception room provides flexibility for a range of uses, whether as a formal lounge, home office, or playroom, depending on the needs of the household.

Upstairs, the property offers four well-proportioned bedrooms, including a spacious primary suite with its own en-suite shower room and built-in wardrobes. A stylish and modern family bathroom serves the remaining bedrooms, creating a balanced and functional layout.



The current owners have carried out several

enhancements to further elevate the comfort and efficiency of the home. These include:

- The creation of a generous dual-aspect bedroom providing an abundance of natural light and space.
- An upgraded and expanded utility area, now featuring a highly practical boot room and changing space—ideal for outdoor lifestyles.
- Installation of 18 PV solar panels with a capacity of 6.8 KW/h, two battery storage units, and a solar-assisted hot water system—significantly reducing reliance on gas and lowering energy costs.

The village of Swarland is a thriving, community-oriented location, offering an impressive range of amenities:

- A highly regarded primary school, rated ‘*Good*’ overall and ‘*Outstanding*’ for early years education.
- A well-used Village Hall hosting activities such as arts and crafts, Pilates, choir groups, and archery.
- A licensed Community Club, acting as a central social hub.
- Numerous woodland and countryside walks accessible from the doorstep.
- The popular **Nelsons Café**, situated in a park setting and serving quality café and lunch options. The complex also includes tennis courts, bowling greens, and a multi-use enclosed sports pitch.

Swarland offers the perfect balance of rural charm and accessibility, located just a short drive from Alnwick, Morpeth, and the A1 for easy commuting. With its strong community spirit, scenic surroundings, and outstanding amenities, this home presents a rare opportunity to enjoy high-quality living in one of Northumberland’s most sought-after villages.

Garden

Landscaped garden to the rear with patio, lawn and a perfectly positioned summer house, ideal for a peaceful escape.

GARAGE

Single Garage

Single integrated garage.



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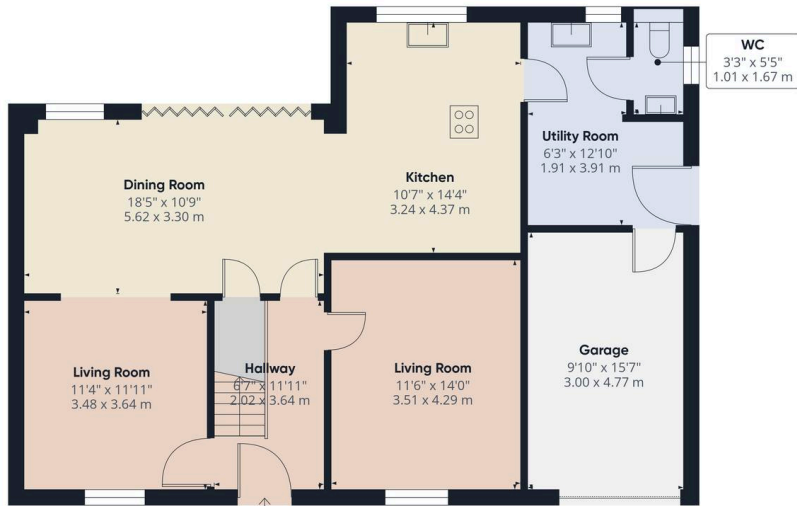
Single integrated garage.

DRIVEWAY

3 Parking Spaces

Large driveway for multiple cars.



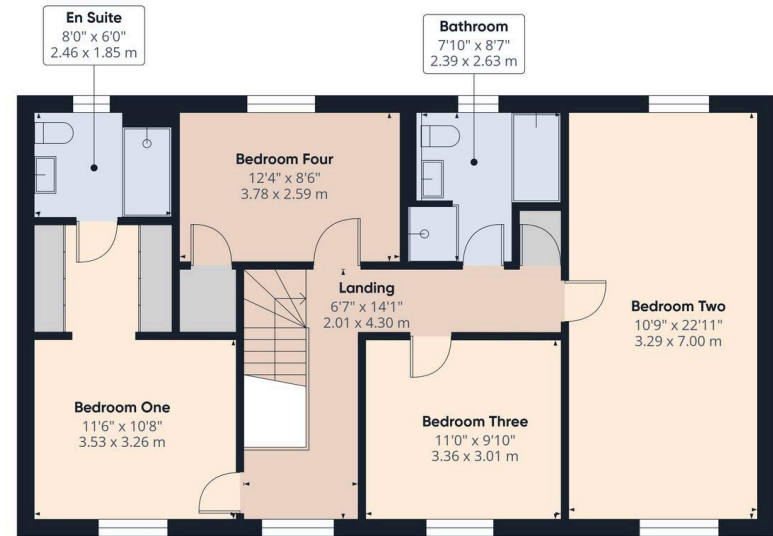


First Floor

Approximate total area⁽¹⁾
1028 ft²
95.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.
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Floor 1

Approximate total area⁽¹⁾
873 ft²
81.1 m²

(1) Excluding balconies and terraces

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