

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

MAYTREE COTTAGE BENRIDGE MOOR FARM MORPETH NE61 3SD



- Detached Home With Paddocks
- Large Garage / Workshop
- Huge Potential
- EPC: TBC
- Tenure: Freehold

- Four Bedrooms (2 Ground Floor & 2 1st Floor)
- Morpeth Town Centre Approx 4 Miles
- Services: Mains Electric, Water, Septic Tank, Oil CH
- Council Tax Band: D

Price £650,000

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An excellent opportunity to acquire this detached house set in substantial gardens with two paddocks and large workshop situated on Benridge Moor, approximately 4 miles from Morpeth. The property offers huge potential for a variety of purchasers and rarely are such opportunities available within such convenient proximity to the town centre.

The property sits within a plot measuring approximately one acre with a small paddock attached and a separate paddock measuring approximately 1.2 acres positioned across the drive. The accommodation has double glazing, oil central heating and briefly comprises of:- A large entrance hall, a bright lounge with windows to three sides, dining room, open plan kitchen diner, utility room, ground floor wc and two ground floor bedrooms, one of which is being used as an office. To the first floor there is a sizeable master bedroom with dressing room and ensuite, a further double bedroom and bathroom/wc.

Externally the property has a large detached garage/workshop of approximately 69.3 sqm (746.4 sq ft) providing a versatile space and it sits within substantial gardens with duck pond and an outlook across the surrounding open countryside.

ENTRANCE HALL

A large and welcoming entrance hall with stairs leading to the first floor with understair cupboard, steps up to the lounge, radiator and access to the remaining ground floor accommodation.



LOUNGE

17'8" x 22'5" (5.39 x 6.85)

A bright main reception room with double glazed windows to front, rear and side, patio doors providing access to the garden, radiators and an open fire place.



ADDITIONAL IMAGE



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DINING ROOM

15'10" x 8'11" (4.85 x 2.72)

Intended for and used as a dining room with a double glazed window to front and a radiator. The room is a good size and could be suitable for a number of different uses as there is ample space for dining in the kitchen if required.

KITCHEN DINER

19'4" x 20'1" (5.9 x 6.13)

Measurements are maximum dimensions.

A traditional kitchen with ample space for families and a dining area. The kitchen is fitted with wall and base units with roll top work surfaces and a sink drainer unit and mixer tap. There is a fitted aga, separate electric cooker point, plumbing for dishwasher and space for a freestanding fridge freezer. The dining area has double glazed windows to three sides and a radiator.



ADDITIONAL IMAGE



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GROUND FLOOR BEDROOM

11'11" x 8'9" max (3.65 x 2.69 max)

To the front elevation with a double glazed window, radiator and built in storage cupboard.



GROUND FLOOR BEDROOM / OFFICE

Currently used as an office but equally suitable as a bedroom with a double glazed window to rear, built in storage cupboard and a radiator.



GROUND FLOOR WC

Fitted with a wc, wash hand basin and double glazed window to the rear.

REAR PORCH/UTILITY

An external door to the rear, built in cupboard and plumbing for washing machine.

FIRST FLOOR LANDING



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MASTER BEDROOM

17'9" x 12'7" + large recess (5.43 x 3.85 + large recess)

A very spacious master bedroom with double glazed windows to the front and side overlooking the garden. Radiator.



DRESSING ROOM

Double glazed window to the rear, radiator, fitted wardrobes and access to ensuite.

ENSUITE SHOWER ROOM & WC

Fitted with an electric shower in cubicle, wash hand basin and wc.

Double glazed window to rear and a radiator.



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BEDROOM TWO

9'6" + alcove x 17'7" max (2.92 + alcove x 5.37 max)

Double glazed windows to the front and side, radiator and built in storage cupboard.



ADDITIONAL IMAGE

SHOWER ROOM/WC

Fitted with a wc, wash hand basin and electric shower in cubicle. Double glazed window to rear, radiator.



EXTERNALLY



GARAGE / WORKSHOP

Approximately 69.3 sqm (746.4 sq ft), There is power and lighting, a double, up and over garage door and separate door to the office area.

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GARDENS

The gardens sit predominantly to the west of the property and are a haven for wildlife, especially the pond which is home to a flock of ducks. The current owners also keep chickens in the garden which is largely lawned with a variety of planted areas and shrubs.

The front of the property has a driveway providing ample parking and a lawned garden.



PADDOCKS

Directly behind the property is a small paddock of approximately 345 sqm (3722 sq ft), it is fully enclosed with a gate to the driveway and a shed.

The larger paddock is positioned across the driveway and measures approximately 1.4 acres. It is fully enclosed and is adjoined to similar grazing land.



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ADDITIONAL IMAGE



GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains - we have been advised by the seller that there is a water supply pipe for the neighboring property which runs under the rear paddock.

Sewerage - Septic Tank

Heating - Oil CH

Broadband and Mobile - Broadband info not available from Ofcom. Mobile Available (Ofcom Broadband & Mobile Checker Jan 2024).

Solar Panels have been installed at the property in 2009 these are owned outright by the seller. The solar panels on the garage generate electricity and the solar panels on the front of the house heating the water.

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very Low Risk. Source gov.uk January 2024.

Planning Permission - There are currently three active planning Permissions for Benridge. Source - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> checked January 2024.

We have been advised by the seller that there is a right of way over the title number for the property for a public footpath, which runs up the side of the main drive of the property.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

Freehold - Not confirmed. We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Maintenance costs for the shared driveway are split equally between all users, as and when maintenance is required.

Council Tax Band: D taken from gov.uk January 2024.

VIEWING ARRANGEMENTS

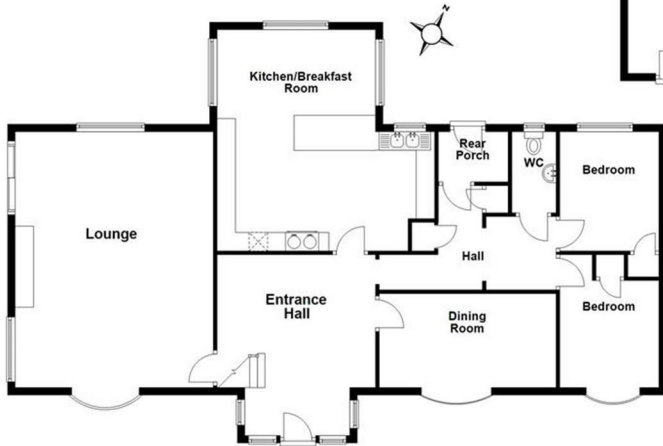
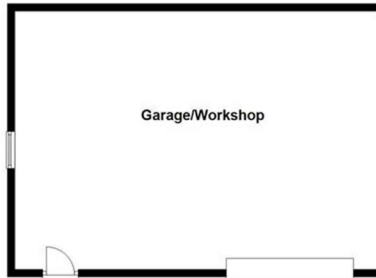
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

17A24CHAO

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Ground Floor

Main area: approx. 135.4 sq. metres (1457.0 sq. feet)
Plus sub-buildings: approx. 83.3 sq. metres (894.4 sq. feet)



First Floor

Approx. 73.7 sq. metres (793.0 sq. feet)



Main area: Approx. 209.0 sq. metres (2249.9 sq. feet)

Plus sub-buildings: approx. 89.3 sq. metres (959.4 sq. feet)
Floor plan is approximate and is provided for visual reference only
Plan produced using PlanItUp

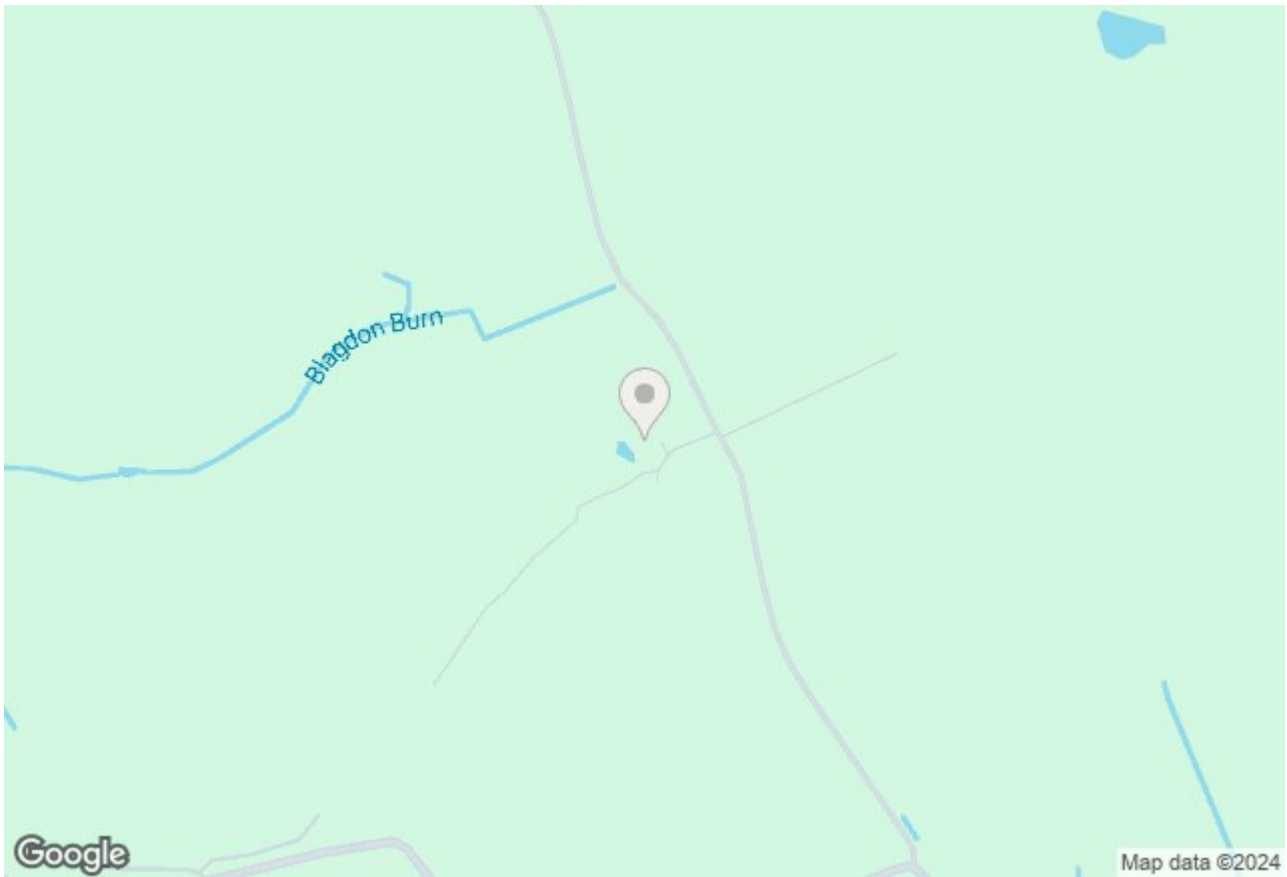
Maytree Cottage

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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