

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

18 THE ORCHARD HEPSCOTT MORPETH NORTHUMBERLAND NE61 6HT



- Detached Family Home
- No Upper Chain
- Garage, Gardens & Off Street Parking
- Tenure: Freehold
- Council Tax Band: F

- Three Bedrooms & Two Reception Rooms
- Sought After Village Location
- EPC: D
- Services: Mains GCH, Electric, Water, Drainage & Sewage

Offers Over £630,000

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Welcome to The Orchard in the highly regarded village of Hepscoth, near Morpeth. This stunning detached bungalow offers a spacious and comfortable living space, set in a private plot with beautiful gardens. Welcomed to the market with vacant possession, new carpets and re-decorated throughout just over a year ago, the bungalow is ready to be lived in and enjoyed.

The accommodation briefly comprises:- Entrance porch leading to an entrance hall with storage cupboards, dining room with double doors to a large lounge and sun room area. In addition to this there is an updated kitchen with fitted appliances and breakfasting area. Towards the rear of the property there are three double bedrooms, the master bedroom has a spacious ensuite shower room/wc and all three bedrooms have built in wardrobes.

A standout feature of this property is without doubt its beautiful gardens, wrapping around the property providing a well established and private outdoor space to enjoy. There is also ample off street parking within the driveway, along with an attached double garage.

The village of Hepscoth sits approximately 2.5 miles from Morpeth which has a superb range of Town Centre amenities including a wide range of high street and local shops, cafes, bars and restaurants along with health and leisure facilities and excellent transport links to the A1, East Coast Main Line and Newcastle Airport approx 12 miles distant. The Village itself has a Village Hall holding frequent locally organised events.

ENTRANCE PORCH

Entrance door to front with glazed inner door leading to the hallway.

ENTRANCE HALL

A spacious hallway with three storage cupboards and radiator.

CLOAKS/WC

Fitted with a wc and pedestal wash hand basin. Double glazed window to the front and a radiator.



DINING/RECEPTION ROOM

13'3" x 16'2" max (4.04 x 4.95 max)

A versatile room with lots of natural light having double glazed windows to both front and side. There is also an electric fire in decorative surround, radiator and a space for double doors provides access to the larger lounge area.



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ADDITIONAL IMAGE



LOUNGE

28'1" x 11'10" (8.58 x 3.62)

An extensive living area with a bright aspect to the rear having double glazed windows to the rear and side and double glazed french doors to the rear garden.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



KITCHEN

11'3" x 16'6" plus breakfasting area (3.45 x 5.05 plus breakfasting area)

The kitchen is fitted with an updated range of wall and base units with granite worktops, 1.5 sink drainer unit and integrated appliances to include a dishwasher, microwave and electric range cooker, there is also space for an American style fridge freezer. The kitchen is open plan to a pleasant breakfasting area over looking the garden.



ADDITIONAL IMAGE



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BREAKFASTING AREA

7'8" x 6'1" (2.36 x 1.86)

Part of the kitchen with double glazed windows and french doors leading to the rear garden. Radiator.



MASTER BEDROOM

13'1" x 13'5" exc. wardrobes (4.01 x 4.11 exc. wardrobes)

Two double glazed windows overlooking the rear garden, built in wardrobes and two radiators.



ENSUITE SHOWER ROOM/WC

Fitted with a wc, wash hand basin in vanity unit and a mains shower in walk in cubicle with glass screen. Double glazed windows to rear and side, heated towel rail.



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BEDROOM TWO

12'5" x 9'6" exc. wardrobes (3.81 x 2.91 exc. wardrobes)
Double glazed window to rear, radiator and built in wardrobes.



BEDROOM THREE

9'11" x 9'6" plus door recess (3.04 x 2.92 plus door recess)
Double glazed window to the rear, radiator and built in wardrobes.



BATHROOM/WC

Fitted with a wc, and wash hand basin in vanity unit and a walk in
mains shower with glass screen. Double glazed window to front,
heated towel rail and extractor fan.



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EXTERNALLY

The property is accessed through double gates and a block paved driveway for off street parking and access to the double garage. The gardens are well established and bound by hedgerow and shrubs. Within the garden there are a variety of planted areas including a wild flower area.

To the rear there is a sizeable lawn, wrapping around from the front, with a summer house and patio areas.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



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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.

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

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - excluding Superfast & Ultrafast broadband .(Ofcom Broadband & Mobile Checker June 2024).

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

Planning Permission - There are no current active planning permissions for The Orchard. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked June 2024.

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 - 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.

Council Tax Band: F Source gov.uk June 2024.

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

FLOOR PLAN

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

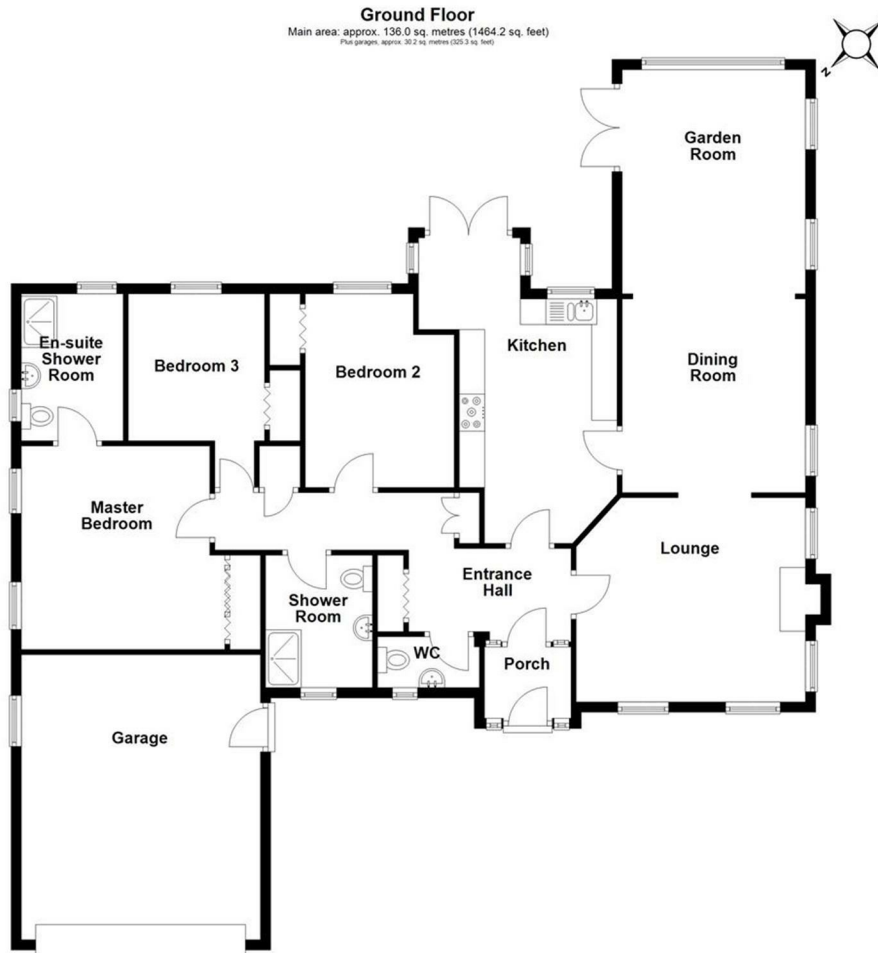
GOOGLE MAPS - GENERAL NOTE

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.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533


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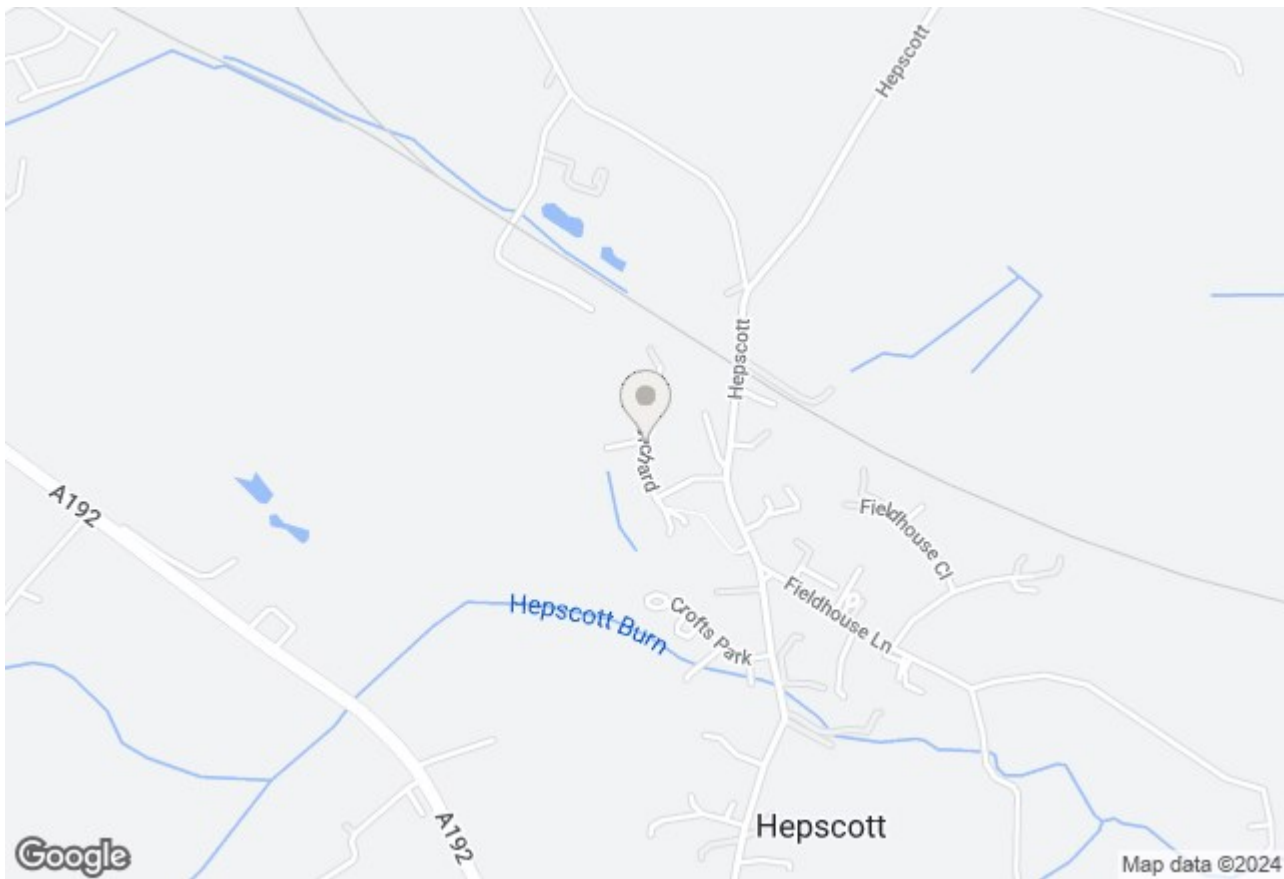
Main area: Approx. 136.0 sq. metres (1464.2 sq. feet)
Plus garage: approx. 30.2 sq. metres (325.3 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

The Orchard, Hepscomb

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 (CO ₂) 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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

