

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

EAST FARM PEGSWOOD VILLAGE MORPETH NE61 6TX



- Grade II Listed Farmhouse
- 2 Reception Rooms
- Popular Village Location With Amenities
- EPC: Exempt
- Tenure: Freehold

- 3 Double Bedrooms - Ensuite To Master
- Private Rear Garden & Terrace, Parking For 3-4 Cars
- Services: Mains Gas, Electric, Water, Drainage & Sewage
- Council Tax Band: D

Price £385,000

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An opportunity to acquire this Grade II listed farmhouse within the centre of Pegswood Village. The Farmhouse has been sympathetically renovated to retain its character and charm and provides spacious accommodation suitable for a range of purchasers. The accommodation briefly comprises:- An entrance hall with each of the two large reception rooms leading off from each side and a spacious kitchen diner spanning the width of the property to the rear completes the ground floor accommodation. To the first floor there is an extensive master bedroom with ensuite shower room/wc, two further double bedrooms and a family bathroom/wc. Externally the property has off street parking for 3-4 cars, a private and enclosed rear garden along with an open plan fire pit/barbecue area with an external utility area and wc.

Pegswood is a popular village with a good range of local amenities including community shops, Co-op, first school and Doctors surgery. It is also served by public transport and a limited rail service. Further amenities are available in the nearby Towns of Morpeth and Ashington.

ENTRANCE HALL

Entrance door to the front leading to the hallway with reception rooms to each side and stairs to the first floor.

LOUNGE

16'0" x 11'5" max (4.9 x 3.5 max)

A spacious main reception room with multi fuel stove (not tested), single glazed sash window to front and radiator.



DINING ROOM

16'0" x 11'5" max (4.9 x 3.5 max)

Measurements taken into alcove.

Also to the front elevation with single glazed sash window, ornate fireplace and radiator.



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BREAKFASTING KITCHEN

An updated, farmhouse style kitchen with a fitted range of base units with timber work tops, ceramic sink unit with mixer tap and freestanding range cooker with extractor hood. Single glazed sash windows to rear and side and an external door to the side.

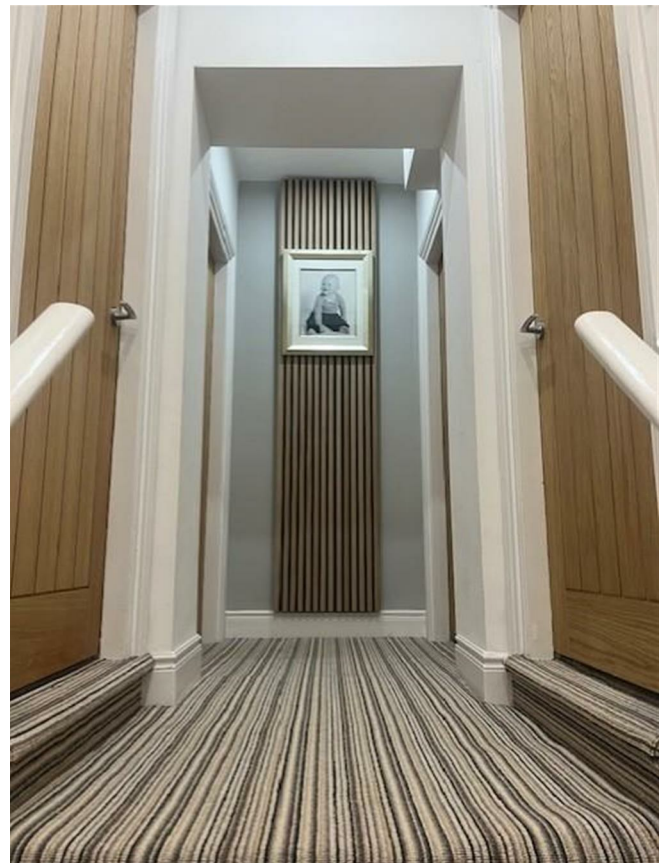


ADDITIONAL IMAGE



FIRST FLOOR LANDING

Loft access.



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BEDROOM ONE

16'2" x 11'6" (4.94 x 3.51)

To the front elevation with sash windows to front and side, radiator.



ENSUITE SHOWER ROOM/WC

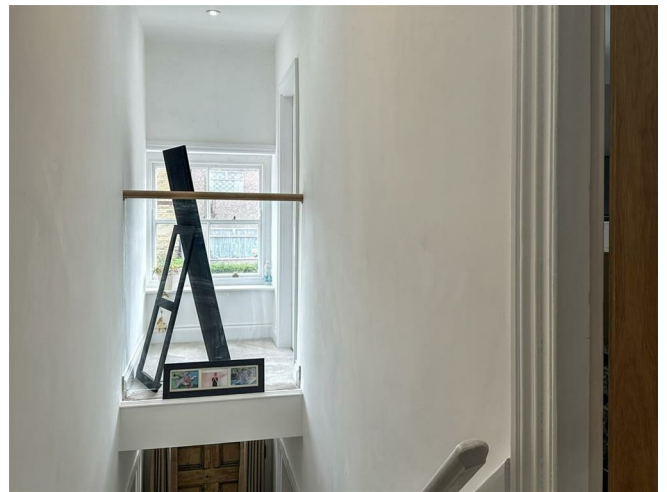
Low level wc, pedestal wash hand basin, shower in cubicle. Storage cupboard housing combi boiler, sash window to side, radiator.



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BEDROOM TWO

To the front with sash window, fireplace and radiator and a walk in dressing area with sash window to front and glass balustrade overlooking the first floor landing.



BEDROOM THREE

13'8" x 9'0" (4.18 x 2.75)

Sash window to side, radiator.



BATHROOM/WC

Low level wc, pedestal wash hand basin, roll top bath, radiator and window to side.



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EXTERNAL UTILITY

To the rear of the property there is a utility room with plumbing for washing machine, power, lighting and wc with wash hand basin. Accessed from the side terrace, this is a useful space when entertaining outdoors.



EXTERNALLY

The property is accessed through a gateway from the main road which leads to a parking area for 3-4 cars and a recently installed terrace with fire pit/barbecue area. To the rear of the property there is an enclosed garden with lawn and patio.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



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 Gas

Broadband and Mobile - (Ofcom Broadband & Mobile Checker) - Available - including Superfast broadband. Mobile signal is limited/likely with some providers. (Ofcom Broadband & Mobile Checker August 2024).

Flood Risk - Rivers & Sea - very low. Surface Water -very low. Source gov.uk checked September 2024.

Planning Permission - There is one application associated with this property - 24/02640/FUL. Conversion of detached garage to 1 bedroom extended living accommodation. Bede House Pegswood Village Pegswood Morpeth Northumberland NE61 6TX

Coalfield & Mining Areas - Located on a Coalfield.

TENURE & COUNCIL TAX BAND

We have been advised that the property is 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: D Source gov.uk Checked September 2024.

LISTED BUILDING CONSENT

As the property is a Grade II Listed Building, you will need consent before you alter the property in any way. Changes usually require planning permission from your local authority, but listed buildings can also require 'listed consent'. You will need to contact the local authority for further information.

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ADJOINING BUILDINGS

The adjoining buildings are currently being converted into two residential dwellings, further information is available on Northumberland County Council Planning Portal

Application Number 22/04735/FUL

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Change of use and conversion of Grade 2 listed former farm buildings into 2 dwelling houses.

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

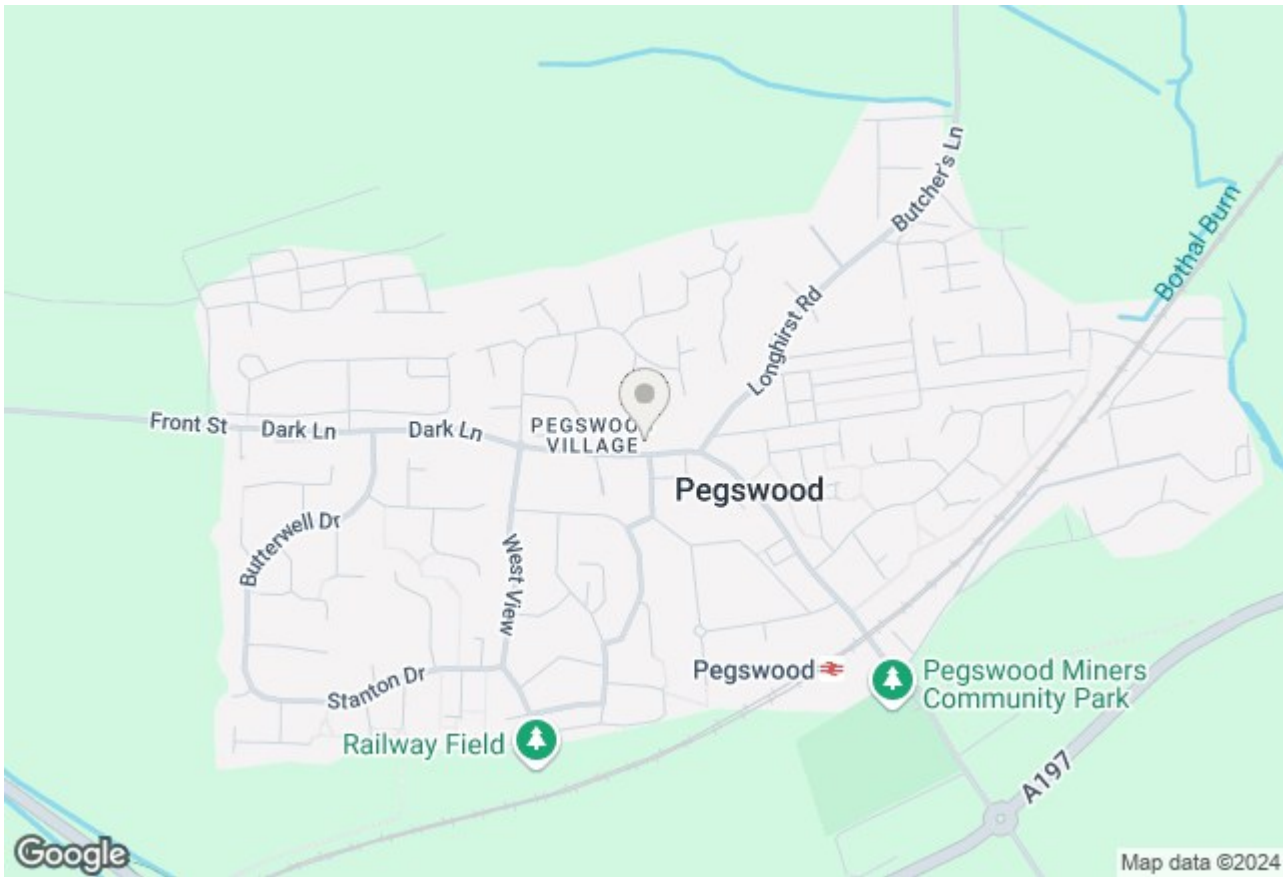
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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