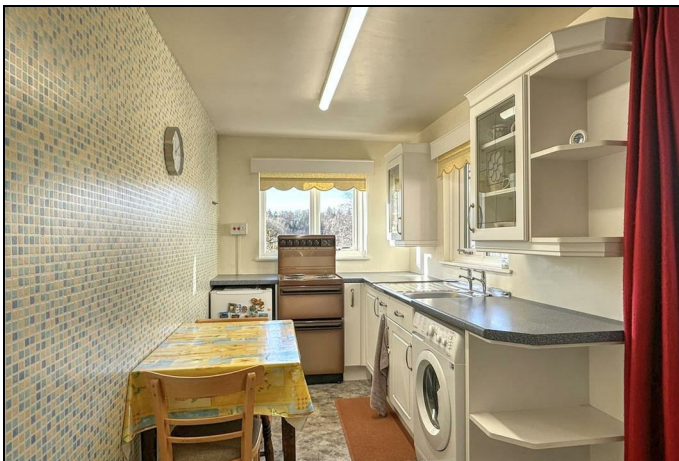


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

SUNNYHOLME 27 MAIN STREET FELTON MORPETH NE65 9PP



- 2/3 Bedroom Stone Built Home
- Set Over Three Floors
- Village Location, Viewing Highly Recommended
- EPC: F
- Services: Mains Electric, Drainage, Water, Sewage

- Two Reception Rooms
- Lots Of Character
- Council Tax Band: C
- Tenure: Freehold

Price £285,000

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A charming 2/3-bedroom stone-built house set over three floors, located on the main street of Felton, Northumberland. Steeped in history, this property occupies a prominent position, just moments from the popular Running Fox Bakery, local store, art gallery, children's play area, recreation football field and the renowned Northumberland Arms gastro pub and hotel. Felton is a sought-after village along the River Coquet, offering a range of amenities including a first school, village hall with regular community activities, and beautiful rural surroundings. The village is well-connected, with easy access to the A1, making it a convenient location for travel to nearby Morpeth (approximately 10 miles south) and Alnwick (approximately 9 miles north).

The property itself has been a cherished family home for several decades and offers a welcoming entrance hall, two spacious reception rooms with open fires, and a later-added kitchen at the rear. The first floor features two double bedrooms and a family bathroom, while the attic room, used as a third bedroom, boasts excellent storage and a separate WC. A dormer window offers beautiful views across the surrounding gardens and landscape. The property presents an exciting opportunity for updating to personal tastes. The large, tranquil rear garden, accessed through a neighbouring plot, provides ample space for recreation, grow your own, gardening, and more.

ENTRANCE HALL

Entrance door to front leading to a welcoming hallway with an inner door, dado rail and stairs leading to the first floor. Wall mounted electric storage heater.

LOUNGE

12'11" x 12'5" (3.96 x 3.81)

Measurements taken into alcoves.

The first of two reception rooms, to the front elevation with a secondary glazed window, open fire place and electric storage heater.



DINING ROOM

13'0" x 10'9" + 6'6" x 5'2" (3.97 x 3.3 + 2 x 1.6)

The second reception room, suitable for a living room or dining room. There is a secondary glazed window to the rear, electric storage heater, open fire in fireplace and storage to the alcove, and a recess under the stairs (second measurements) with an under stair cupboard.



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KITCHEN

14'7" x 6'2" (4.45 x 1.9)

To the rear of the property, fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with dual taps, plumbing for washing machine and an electric cooker point. Double glazed windows to the rear and side along with a uPVC external door to the side leading to the rear yard. Electric storage heater.



FIRST FLOOR LANDING

Access to bedrooms, bathroom, electric storage heater and steps to the attic room.

BEDROOM ONE

13'1" x 16'3" (4.01 x 4.97)

A spacious main bedroom with two sash windows with secondary glazing to the front and a Victorian marble and tiled period fireplace.



ADDITIONAL IMAGE



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BEDROOM TWO

7'8" x 10'1" (2.36 x 3.08)

Secondary glazed window to the rear, a wooden fireplace.



BATHROOM/WC

Fitted with a wc, wash hand basin, panelled bath and an electric shower in cubicle. Double glazed window to the rear, electric heater and tiling to walls.



ATTIC ROOM

12'4" x 24'11" (3.76 x 7.62)

Measurement taken into dormer window and includes areas with restricted head height.

A large attic room with a dormer window to the rear, two walk in storage cupboards, storage to eaves and a separate wc with wash hand basin. Whilst the current access to the attic room may not conform to current regulations for use as a bedroom, it provides a versatile space that could be further enhanced subject to building regulations and approvals.



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ADDITIONAL IMAGE



EXTERNALLY

As is often the case with properties of this type, the rear of the property has a right of way over the neighbouring property, to access an alleyway for putting bins out etc. There is one neighbouring property that has the same right of way over this property for the same reason. The yard provides a pleasant seating area which then leads to outhouses of a shed and wc and a path to the garden.

The garden is accessed by a path with right of way along the side of the neighbouring properties garden. Once in the garden, there is a vast lawned area with a number of fruit trees and well established shrubbery, along with a shed on a concrete foot print. the garden is private and there are no rights of way affecting it, other than the access to it.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



ADDITIONAL IMAGE

ADDITIONAL IMAGE



SUNNYHOLME 27 MAIN STREET FELTON MORPETH NE65 9PP

ADDITIONAL IMAGE

Front of the property.



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

Sewerage - Mains

Heating - Mains Electric

Broadband and Mobile - Available - including Ultra and Excluding broadband. Mobile - Limited to None with the majority of suppliers . Ofcom Broadband & Mobile Checker January 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

- Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 - Very Low Risk - (Gov.uk Flood Risk Checker February 2025).

Planning Permission - There is currently seven active planning permission for Main Street. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked January 2025.

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: C Source gov.uk Checked January 2025.

HMRC LAND REGISTRY

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

IMPORTANT NOTES FOR ACCESS AND RIGHT OF WAYS

The property is subject to three rights of way:

1. A right of way for rear access through the rear of number 29, primarily for the removal of bins.
2. A right of way providing access to the garden via a path situated alongside the garden of number 29.
3. A right of way for number 25, granting access to the rear of the property for the removal of bins.

We recommend that these rights of way be checked and confirmed with legal representatives to ensure full clarity and understanding.

Parking:

The property does not benefit from private off-street parking. However, the current owners have advised that they, along with neighbouring properties, park on the pavement to the front of the property. Please note, this arrangement may not be permitted by the local authority, and it could be subject to change at any time. It should not be assumed that parking will always be available in this location. We recommend confirming the parking situation with the local authority for further clarity.

FLOOR PLAN

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

GOOGLE MAPS - GENERAL NOTE

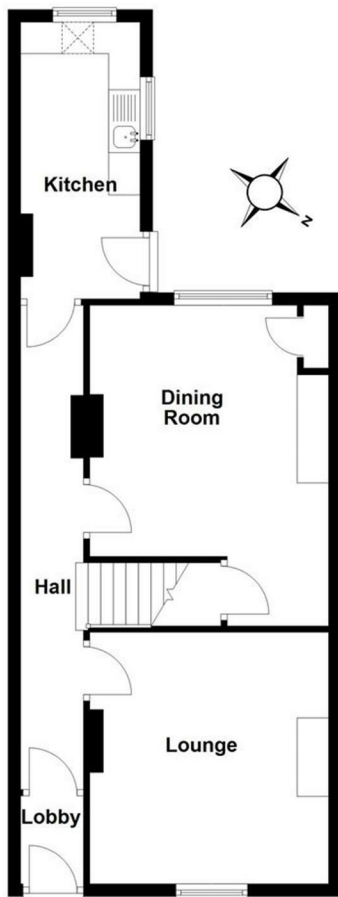
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

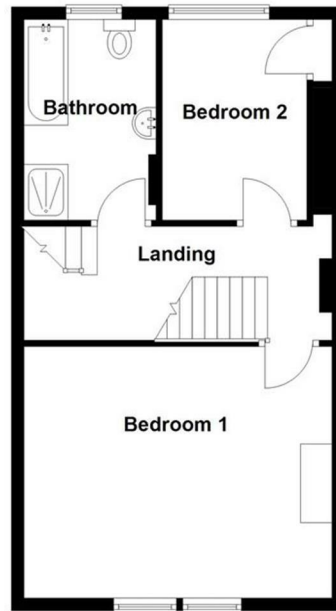
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Ground Floor



First Floor



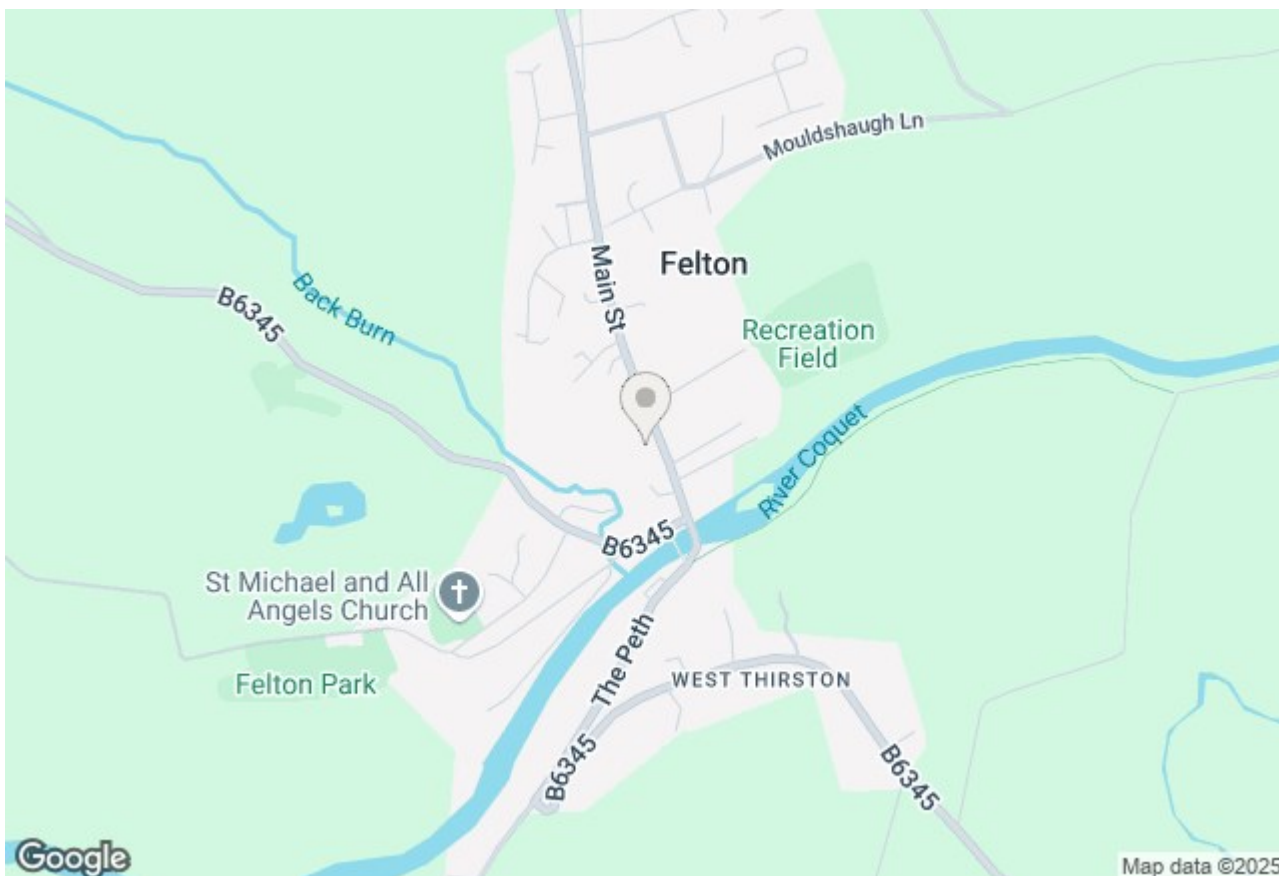
Second Floor inc. restr. head height



Total area: approx. 138.3 sq. metres (1488.7 sq. feet)
Main Street, Felton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



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 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