

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

CROFTS PARK HEPSCOTT MORPETH NORTHUMBERLAND NE61 6LJ



- Detached Bungalow
- Double Garage
- Large Site
- Tenure: Freehold
- Services: Mains GCH, Electric, Drainage & Sewage

- No Further Chain
- 3 Bedrooms / 2 Reception Rooms
- EPC: D
- Council Tax Band: F

Price £450,000

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This spacious detached bungalow in Crofts Park, Hepscott, represents a rare and exciting opportunity to transform and redevelop a home to your exact specifications (subject to necessary planning consents). Situated in a desirable semi-rural location, the property sits on a generous plot with level gardens, a detached double garage, and is offered with no upper chain. Currently, the accommodation includes an entrance hall, a large lounge leading to a kitchen diner with a utility area and a garden room in addition to a second reception room/lounge. There are also three well-proportioned bedrooms and a shower room/WC. Externally, the property offers ample parking for several cars and is surrounded by mature gardens, providing a tranquil setting. With gas central heating and partial double glazing already in place, this bungalow is brimming with potential—whether you're looking to modernize, extend, or completely reimagine the space. Located just a short drive from Morpeth, Hepscott offers peaceful village living with easy access to shops, restaurants, schools, and excellent transport links. This is a unique chance to create your dream home in a sought-after location.

ENTRANCE HALL

Entrance door to front leading to the hallway which provides access to the lounge. Radiator.

LOUNGE

13'7" x 23'3" (4.16 x 7.09)

A large main reception room with double glazed windows to the front and side, radiators and open plan access to a rear lobby providing access to further accommodation and kitchen.



ADDITIONAL IMAGE

CLOAKROOM/WC

Fitted with a wc and wash hand basin.

KITCHEN DINER

19'2" x 9'2" (5.85 x 2.8)

Measurement excludes utility area.

The kitchen area is fitted with wall and base units, work surfaces with a sink drainer unit and mixer tap, integrated oven and hob with extractor hood. Double glazed window to the rear and open plan to the utility area.

The dining area has a double glazed window to the front and a radiator.



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ADDITIONAL IMAGE



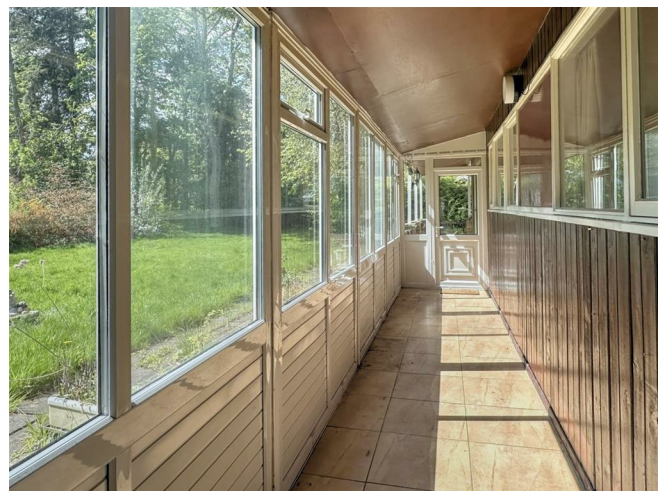
ADDITIONAL IMAGE

UTILITY AREA

Tiled walls, radiator, plumbing for washing machine and door leading to the rear sun room.

SUN ROOM

Double glazed windows and an external door to the rear garden.



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SECOND RECEPTION ROOM

14'2" x 15'1" (4.34 x 4.6)

A bright and spacious reception room with double glazed window to the side and patio doors to the rear garden.



BEDROOM ONE

12'4" x 10'2" (3.76 x 3.1)

Measurement includes wardrobes.

Double glazed window to the front, radiator, fitted wardrobes and wash hand basin.



BEDROOM TWO

9'10" x 10'11" (3 x 3.33)

Single glazed window to the rear, radiator.



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BEDROOM THREE

9'10" x 9'6" (3 x 2.92)

Single glazed window to the rear, radiator.



BATHROOM/WC

Fitted with a wc, wash hand basin and bath with shower over. Radiator.

EXTERNALLY

The property sits on a largely level site and is accessed by a driveway providing off street parking for several cars, along with access to the double garage.

The gardens are well matured and the majority of which are lawned with established trees and shrubs and to the side there is a large gravelled area. A burn runs behind the rear hedgerow.

ADDITIONAL IMAGE



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ADDITIONAL IMAGE



DOUBLE GARAGE

One up and over door and one electric door, power and lighting.



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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 Available - Yes - (Ofcom Broadband & Mobile Checker February 2025).
Broadband Type Highest available download speed Highest available upload speed Availability
Standard 4 Mbps 0.6 Mbps Good
Superfast 46 Mbps 8 Mbps Good
Ultrafast Not Available Not Available Not Available

Mobile & Data - Limited to None O2 & Vodafone, Limited with EE, and Not available with Three. (Ofcom Broadband & Mobile Checker February 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - High Risk - Yearly Chance of Flooding 2036 & 2069 - High 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 are currently eleven active planning permissions for Crofts Park. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/pagedSearchResults.do?action=page&searchCriteria.page=1> (Northumberland.gov.uk Checked February 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.

TREE PRESERVATION ORDER (TPOS)

There are Tree Preservation Orders (TPOs) on trees located within the property boundary as well as on trees surrounding the boundary. Any works affecting these trees will require the necessary consent from the local authority.

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.

No estate charges are payable on Crofts Park.

Council Tax Band: F (Gov.uk Council Band Checker February 2025).

SALE SUBJECT TO PROBATE

The sale of this property is subject to a grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

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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.

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with our Independent Mortgage Adviser? Our expert can provide you with tailored advice and guide you through the entire process, ensuring that you make an informed decision that suits your unique needs and financial situation.

Please Note:

It's important to remember that your home may be repossessed if you fail to keep up with mortgage repayments.

Oracle Financial Planning Limited will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

Let's work together to help you find the right solution. Get in touch today!

FLOOR PLAN

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

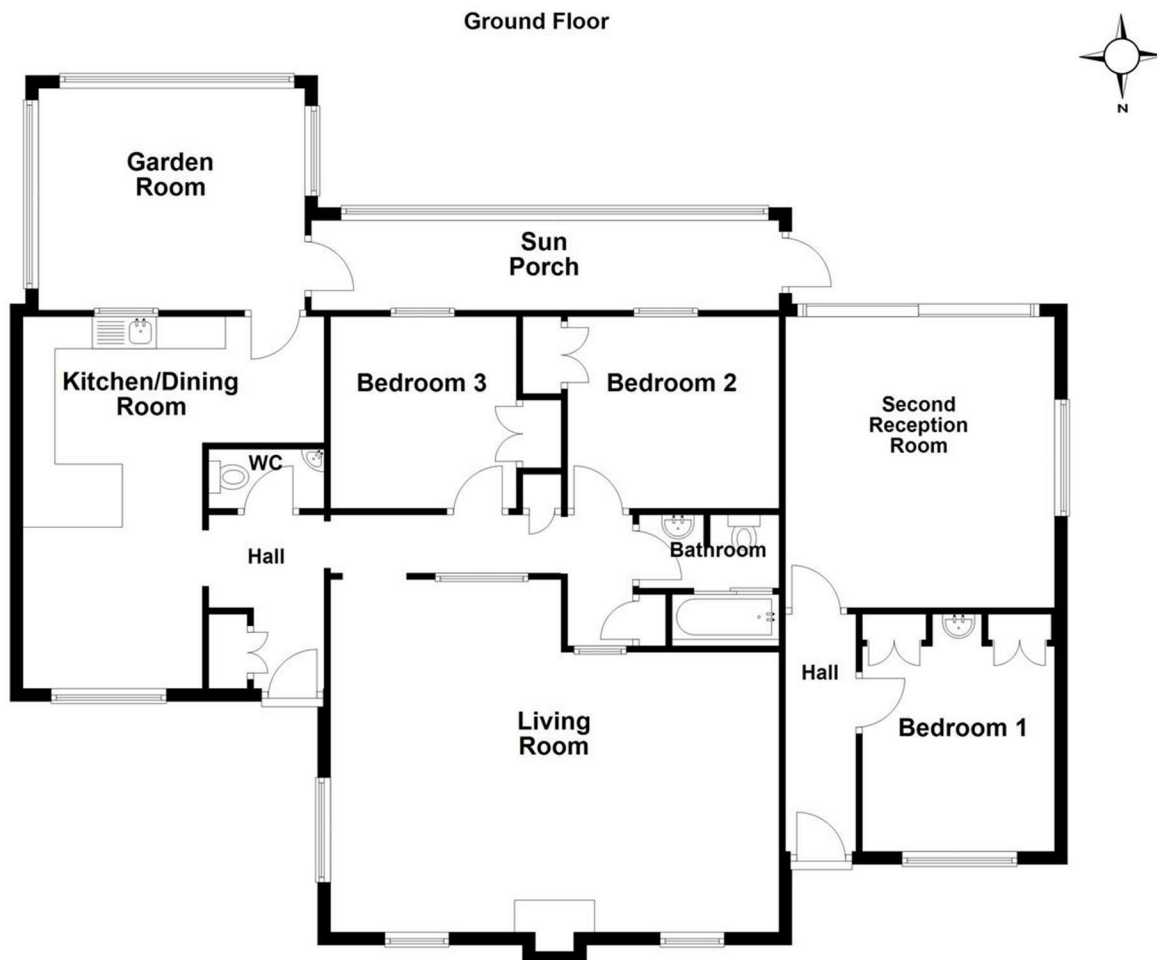
GOOGLE MAPS - GENERAL NOTE

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

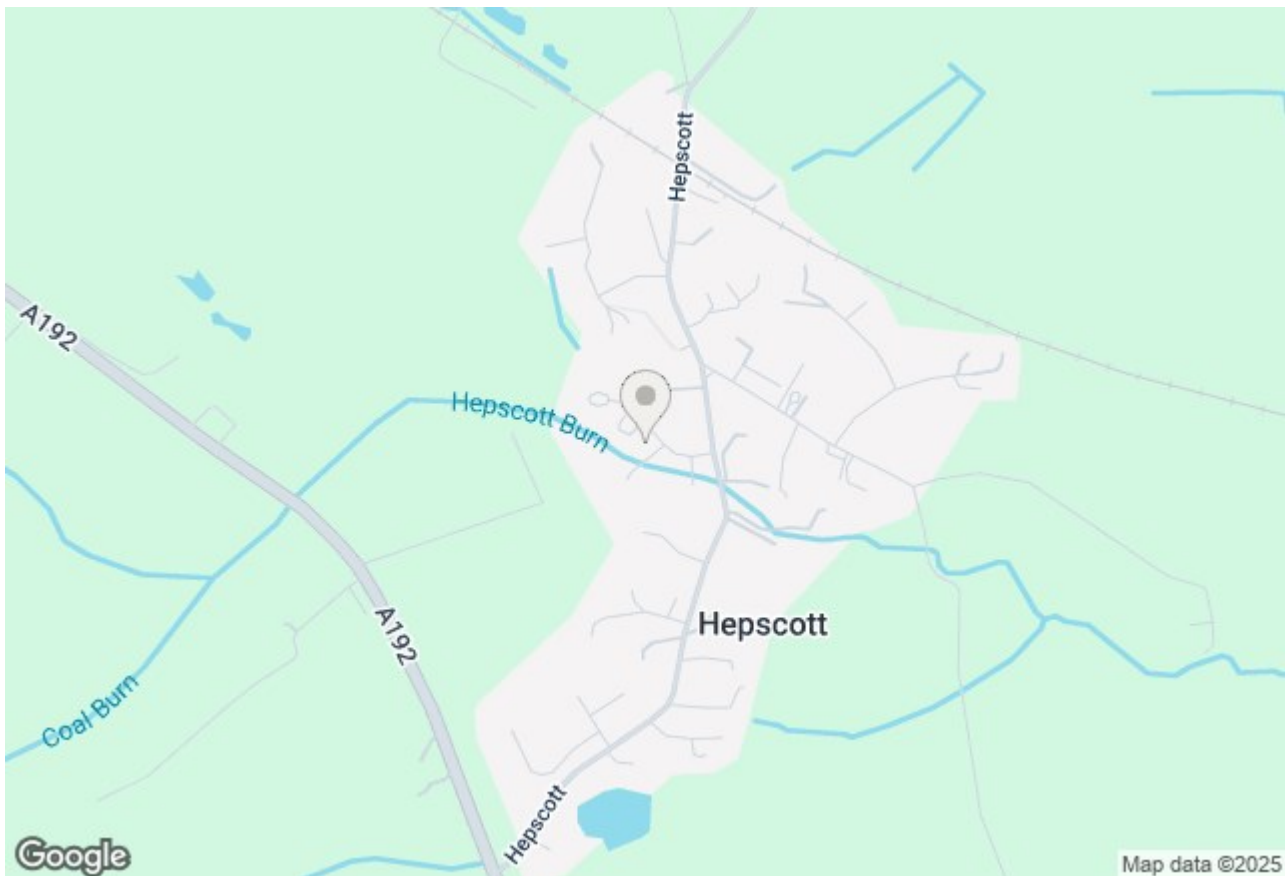
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Total area: approx. 157.5 sq. metres (1695.1 sq. feet)
Crofts Park, Hepscott

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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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