



Station House

Widdrington Station

- Four Bedroom Detached Home
- Fully Enclosed Gardens
- Cinema Room
- Large Driveway
- Stone Built
- Contemporary Design

Offers In Excess Of £395,000

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Station House, Widdrington Station

Are you looking for something that stands out from the crowd, then look no further! This grand stone-built station house, oozes character and space. The property boasts a superb position, located in the heart of Widdrington Village. This substantial sized residence offers a mixture of brand new contemporary design, with stone features and exposed beams, offering the overall WOW factor. Widdrington itself offers a quiet paced village life, with a selection of local amenities on your doorstep, a train line to Newcastle City Centre once a day, making it ideal for commuters and the coast line just shorts drive away. The historic town of Morpeth is located around a 7-mile drive away, where you will find an array of local bars, restaurants and shopping delights to choose from.

EPC Rating: F
Council Tax Band: E

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The property briefly comprises:- Grand entrance hallway with stone arch, impressive lounge with flood of natural light due to the double aspect views, second reception which is currently being used as a cinema room, ideal for children. Separate dining room with a beautiful fireplace, which is the focal point of the room. This leads seamlessly into a large modern kitchen, with high ceilings, double patio doors leading to the garden and exposed beams. This high spec kitchen has been fitted with a range of wall and base units, offering an abundance of storage and appliances to include fridge/freezer, dishwasher and electric oven/hob. To the back of the kitchen, you further benefit from a separate utility space.

There are four good sized bedrooms to choose from, three doubles all of which are located on the upper floor and have been carpeted throughout and finished with recent modern décor. The master bedroom offers a vast space, with its own separate dressing room PLUS its own en-suite bathroom. The fourth bedroom is a single room which benefits from its own private bathroom and offers direct access to the garden. The family bathroom has been fully tiled and finished with W.C., hand basin, shower cubicle and free-standing bath tub.

Externally you are greeted by grounds that surround the entirety of the property, starting with a large sweeping driveway which would host a number of vehicles. To the rear you have fully enclosed gardens, which have been laid to lawn with large patio area and a separate hot tub area, ideal for those chilled evenings. The garden will be a real winner for those who enjoy outdoor entertaining.

Guaranteed to impress, this is a must view!

Entrance: 7'9 x 6'9 (2.36m x 2.06m)
Lounge: 16'11 x 14'0 (5.16m x 4.27m)
Second reception/Cinema room: 16'1 x 13'11 (4.90m x 4.24m)
Dining Room: 15'11 x 14'0 (4.85m x 4.27m)
Kitchen: 13'3 x 11'10 (4.04m x 3.61m)
Utility: 14'10 x 10'0 (4.52m x 3.05m)
W.C: 4'10 x 4'3 (1.24m x 1.31m)
Bedroom One: 16'1 x 13'11 (4.90m x 4.24m)
Dressing Room: 13'11 x 8'5 (4.24m x 2.57m)
En-Suite: 14'9 x 9'9 (Max points L-shaped) (4.50m x 2.97m)
Bedroom Two: 14'0 x 9'11 (4.27m x 3.02m)
Bedroom Three: 13'11 x 8'5 (4.24m x 2.57m)
Bedroom Four: 10'2 x 9'11 (3.10m x 3.02m)
Bathroom: 10'3 x 5'9 (3.12m x 1.75m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central
Broadband: Fibre to Premises
Mobile Signal / Coverage Blackspot: No
Parking: Large Driveway

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	28 F	
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

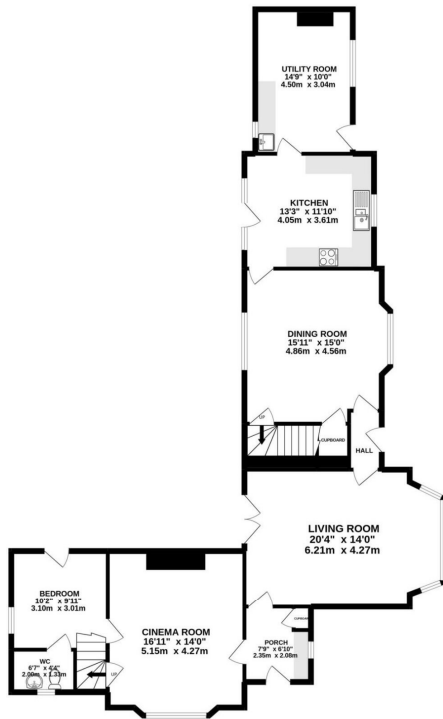
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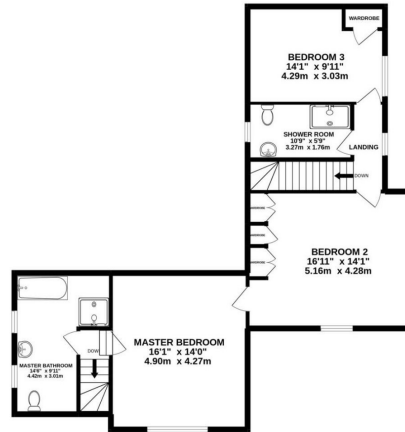


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GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.

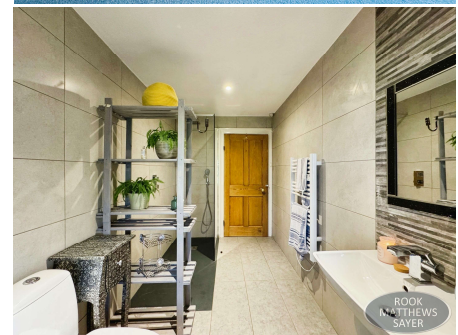


1ST FLOOR
873 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 2144 sq.ft. (199.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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