



Braeside

Swarland



SANDERSON
YOUNG





Braeside

Swarland, Morpeth, Northumberland,
NE65 9HZ

Superb Equestrian property - Stunning three bedroom detached bungalow, versatile two storey one bedroom attached Annexe, detached double garage, impressive formal gardens, large pond, two paddock enclosures, stable block, and all weather arena. Circa 3.5 acres with south facing open aspect to the rear.

Braeside offers a unique and very special opportunity for any buyers looking for an equestrian property, with beautiful landscaped gardens and two paddock enclosures, stable block and an all weather arena, as well as the additional one bedroom annexe ideal for multi generational living, a granny annexe or separate home office/studio.

Price Guide:

Offers Over £875,000

 4  4  3  D



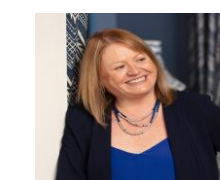






The well proportioned bungalow offers superb family accommodation with four bedrooms, as well as a lovely conservatory and garden room, further improved by the current owners over the last 10 years with the addition of a stunning new fitted kitchen, new ensuites, new flooring and redecoration throughout.

Bungalow - Reception hallway with French doors opening to the stone terrace & garden and good natural light from a light tunnel to the ceiling | Cloakroom/wc | Fabulous 23ft sitting room with views and sliding patio doors opening to the terrace and gardens | Lovely Dining Conservatory with windows to three elevations, linking to the family kitchen/breakfast room | Impressive 19ft contemporary kitchen/breakfast room with excellent natural light from the windows to the front elevation - fitted with an extensive range of cabinets with solid wood worktops, a cream two oven AGA, integrated oven & hob, dishwasher and two fridges and a freezer | Utility room | Study/Bedroom three | Superb master bedroom overlooking the garden, with double door fitted wardrobe and sliding door wardrobe | Well appointed Ensuite Bathroom/wc with spa bath, basin and WC | Guest bedroom two with walk through dressing area with built in wardrobe | Ensuite shower room/wc | An inner hallway, with natural light from a light tunnel to the ceiling, and potential as an additional bedroom or office, leads to the Annexe accommodation.



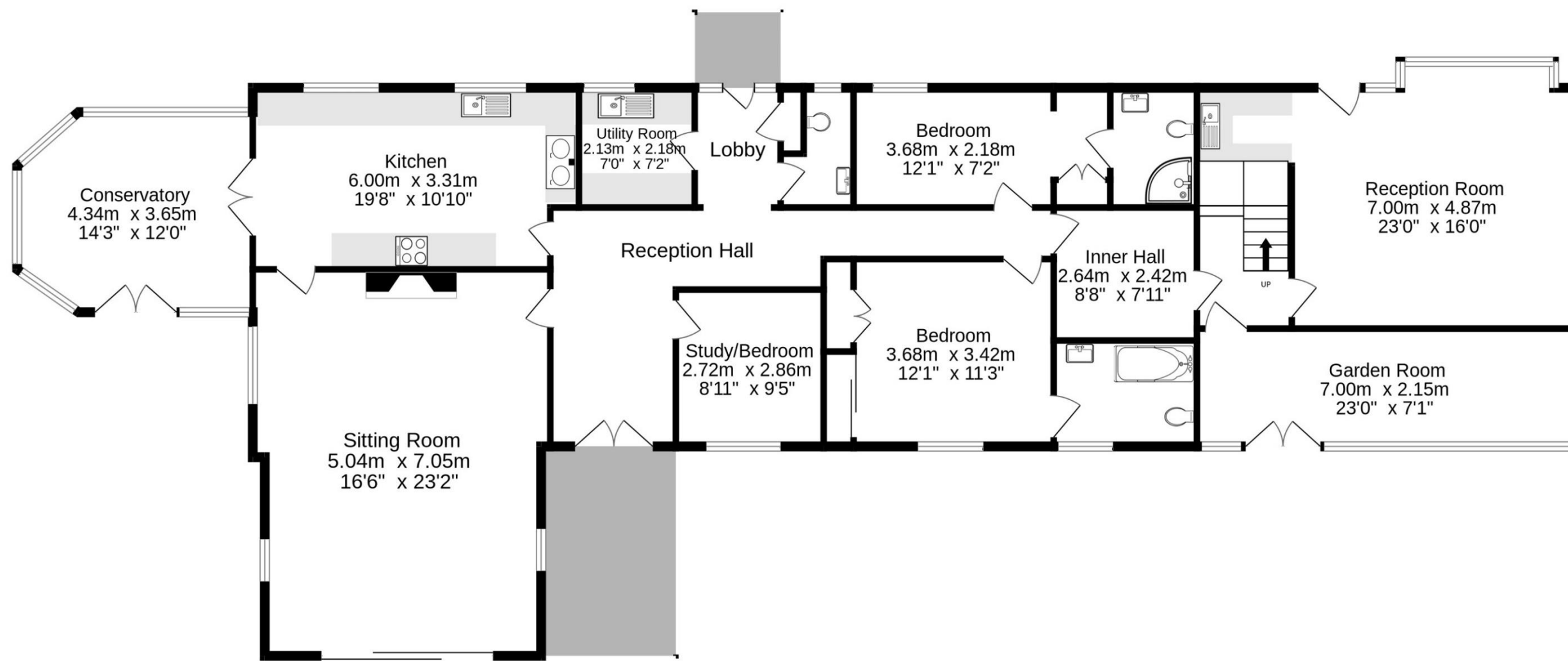
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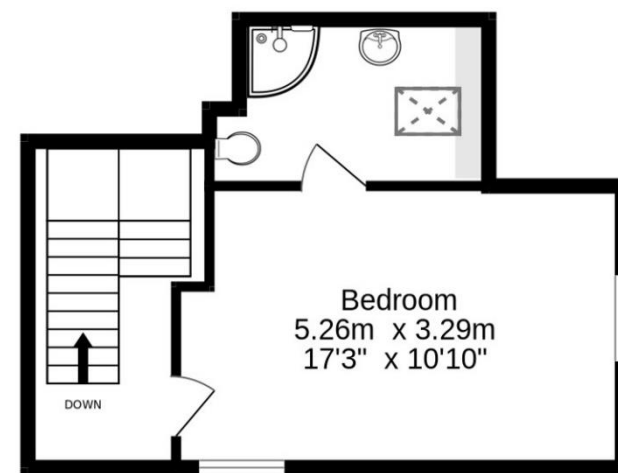




Ground Floor
194.2 sq.m. (2090 sq.ft.) approx.



1st Floor
30.2 sq.m. (325 sq.ft.) approx.



Annexe - Private entrance and doorway from the driveway | Superb 23ft open plan sitting room and fitted kitchen | Large 23ft Sunroom overlooking the garden | Stairs lead up to the first floor | Generous double bedroom | Ensuite shower room/wc with built in storage.

Externally - Braeside is approached via a quiet lane, to a gated driveway with parking for at least three cars | Detached double garage | Beautiful south facing landscaped gardens with a large pond, a lovely orchard with pear, plum, cherry, apple and damson trees, Bee Apiary, raised vegetable beds and a kitchen garden, and a Greenhouse (18ft x 8ft) | Large decked terrace approx. 25ft x 11ft ideal for outside entertaining and barbecues | Two enclosed paddocks | All weather arena and stables. NOTE - the current owners rent out the paddocks and stables.

Services: Mains Electric & Water | Private Septic Tank | Oil Central Heating | Tenure: Freehold | Council Tax: Main House: Band E Annexe: Band A | EPC: D

TOTAL FLOOR AREA : 224.4 sq.m. (2415 sq.ft.) 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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