



# Malfin House

1 Low Close, Felton



SANDERSON  
YOUNG





## Malfin House

1 Low Close, Felton, Morpeth,  
Northumberland, NE65 9FF

**IMMACULATELY PRESENTED, FIVE BEDROOM  
DETACHED HOME, FINISHED TO A HIGH  
SPECIFICATION THROUGHOUT, POSITIONED ON  
AN ENVIABLE ELEVATED SITE WITH BEAUTIFUL  
NEWLY LANDSCAPED GARDENS, DOUBLE  
WIDTH DRIVEWAY AND INTEGRAL DOUBLE  
GARAGE.**

Malfin House is a superb and impressive five bedroom detached family home, with deceptively spacious accommodation extending to two floors, with five bedrooms and three reception rooms, finished to a high specification throughout, benefiting from an integral double garage and double width driveway.

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### Price Guide:

Guide Price £725,000







This fabulous home has undergone a number of improvements by the current owners over the last 8 years, with the professional landscaping of the rear gardens which have been well designed for easy maintenance, fully redecorated throughout, all three ensuite bathrooms refurbished to a high specification, new wood burning stove added in the sitting room, and two new ovens and hob within the kitchen. Further features of this superb home include a centralised vacuuming system, multi-room sound system to the kitchen, sitting room, snug and master bedroom, underfloor heating, and electric charging point within the garage.

**Ground Floor** - Spacious reception hallway with oak framed staircase, and access to guest cloakroom/wc | Beautiful sitting room with new wood burning stove and oak flooring, with a lovely aspect and French doors opening out to the garden and patio area | Snug/second reception room with oak flooring | Home office/study | Impressive kitchen breakfasting room with a range of wall and base cabinets, granite worktops, central island and integrated appliances including double oven, five ring induction hob and extractor fan, microwave, coffee machine, wine cooler and American style fridge/freezer. French doors give access to the gardens and patio area | Utility room with base units and worktops, sink and space for washing machine and dryer. A door leads through to the integral garage.

**First Floor** - Spacious Principal bedroom with triple aspect windows, with dressing area and access to a luxury ensuite shower room | Two further good sized double bedrooms with ensuite shower rooms | Double bedroom four | Double bedroom five, currently utilised as a music room | Contemporary family bathroom with bath, double wash hand basin and wc.



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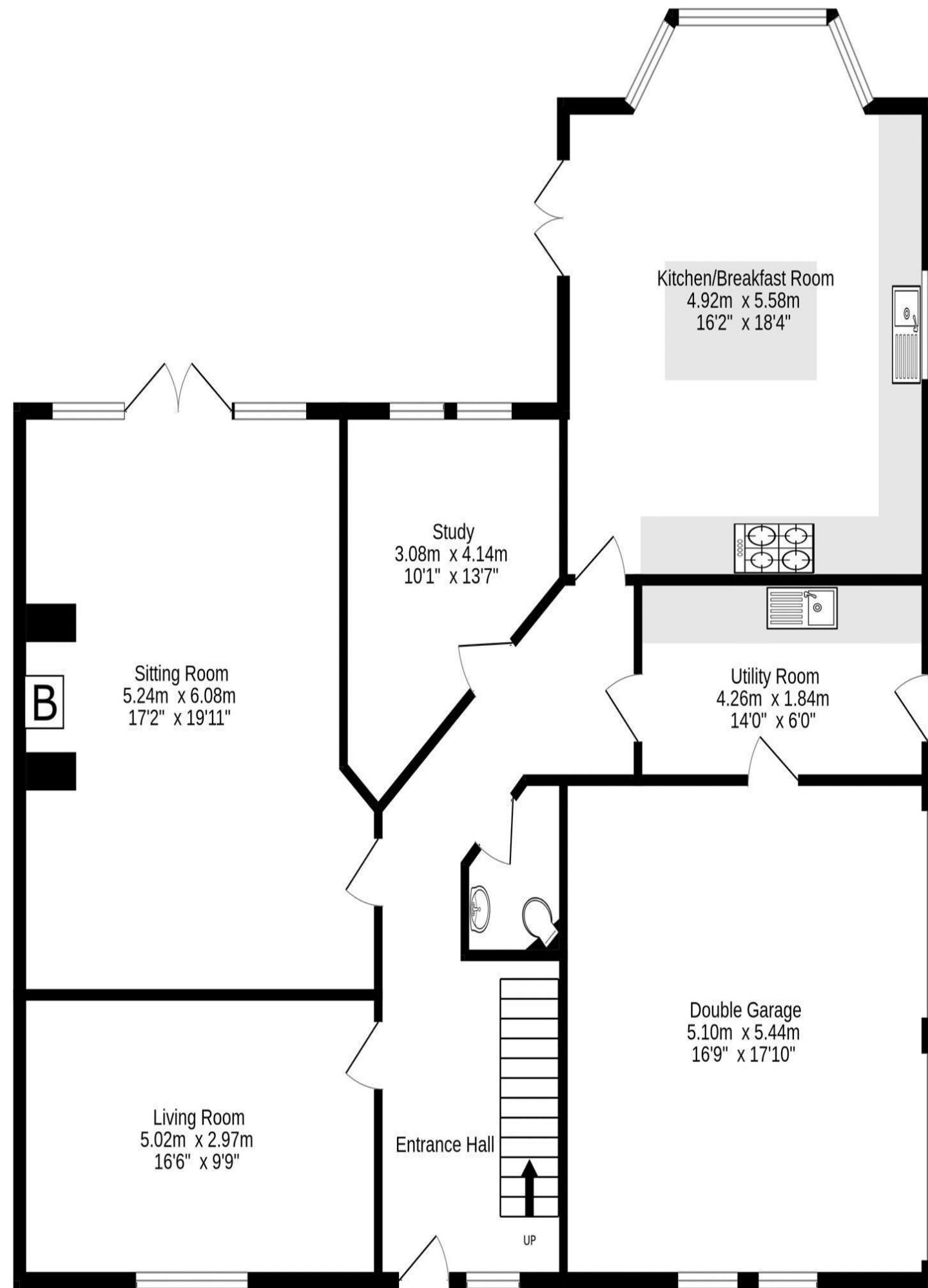


Externally - The gardens have been professionally landscaped and are designed for easy maintenance, with extensive patio areas. The design features include a raised lawn with timber sleepers providing vegetable beds, and the front of the house has been planted into a woodland/nature garden, a barked play area has been created to the bottom of the garden with a playhouse, a greenhouse added, and a timber shed and woodstore also created at the side of the house | To the front of the property, there is a double width driveway for off street parking, leading to an integral double garage with remote controlled doors and electric charging point.

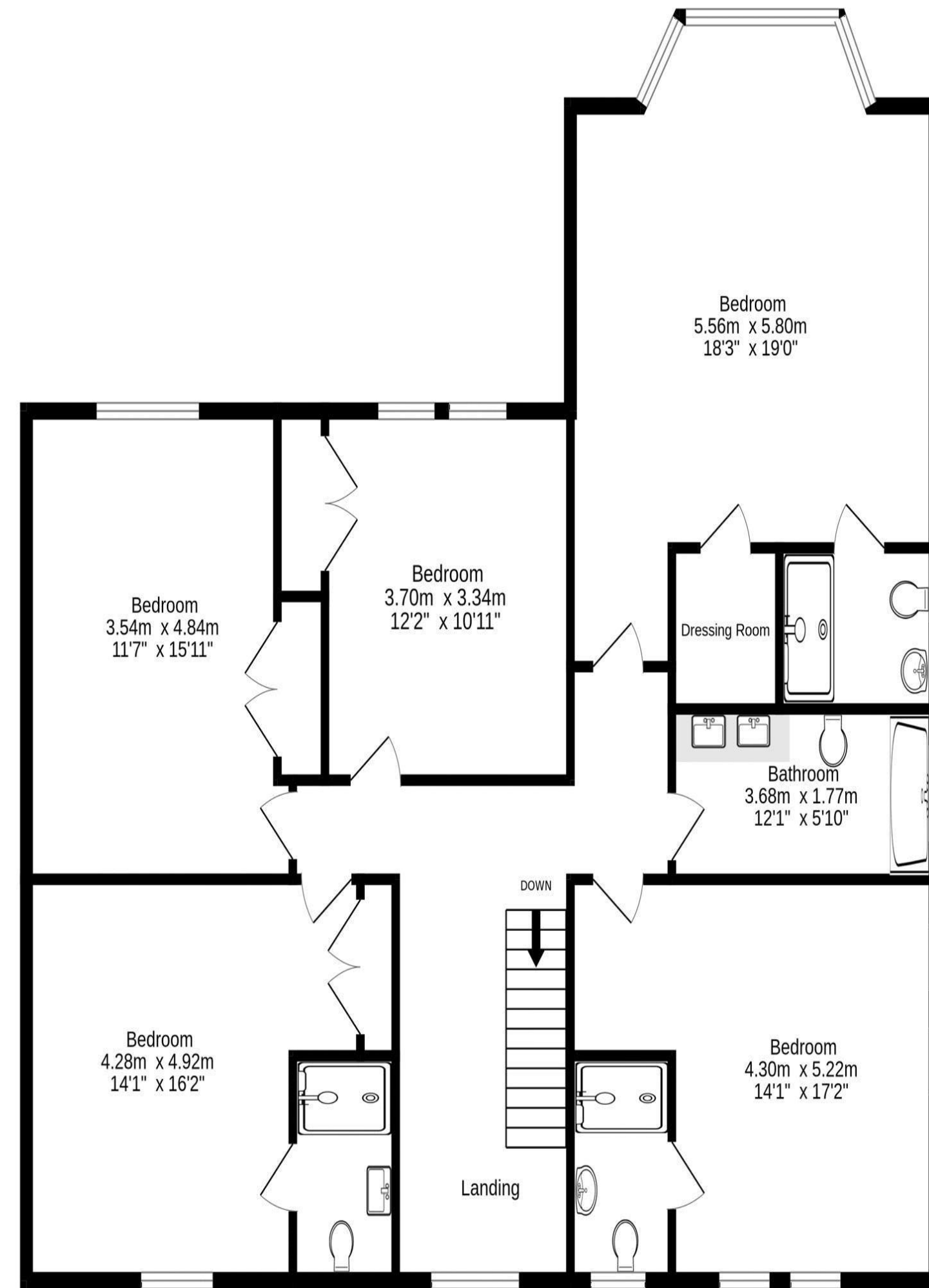
Felton village is located on the banks of the River Coquet, approx. 6 miles inland from the stunning Northumberland coastline and approx. 9 miles south of Alnwick. The village offers a range of amenities with a Primary school and popular 'Pumpkin Pie' Nursery, Village Hall and shop, Art Gallery, Running Fox Café and Northumberland Arms pub/restaurant -the village is ideally placed for easy access to the A1 for commuting throughout the region and for main line railway Stations at Alnmouth and Morpeth, with regular direct services to Newcastle, London Kings Cross and Edinburgh Waverley.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Underfloor Heating | Tenure: Freehold | Council Tax: Band G | EPC: C

Ground Floor  
133.2 sq.m. (1434 sq.ft.) approx.



1st Floor  
133.8 sq.m. (1440 sq.ft.) approx.



TOTAL FLOOR AREA : 267.0 sq.m. (2874 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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