



Rafters

Tughall Steads, near Beadnell



SANDERSON
YOUNG



Rafters

Tughall Steads, nr Beadnell, Chathill,
Northumberland, NE67 5ER

A well presented three bedroom, traditional stone conversion in this small former farm steading approx. 2 miles inland from Beadnell and Newton by the Sea - with a lovely enclosed rear garden and paved terrace seating area, and courtyard parking to the front. An ideal main or second coastal home. NO UPWARD CHAIN

Rafters is a superb three bedroom stone built conversion, situated in Tughall Steads, a popular former farm steading close to Beadnell and the beautiful Northumberland coast.

The stone conversion has been well maintained by the current owners, with a newly installed Bosch boiler with 7 year guarantee, and accommodation set over two floors, with decorative beams to the ceilings of the hallway, kitchen and bedroom one and good natural light from the large picture windows in the sitting room and kitchen/breakfast room.

Price Guide:

Guide Price £375,000

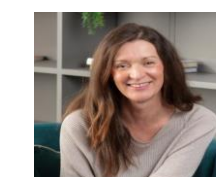
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Ground floor - Reception hallway with stairs to the first floor, large understairs storage cupboard and a door to the rear garden | Ground floor WC | Family kitchen/breakfast room with a full height window and door to the rear garden, a good range of cabinets with an integrated oven, hob & extractor, washing machine and fridge | Lovely sitting room with a large picture window, allowing for a window seat area, overlooking the courtyard and large fireplace and chimney breast with a log effect gas burning stove.

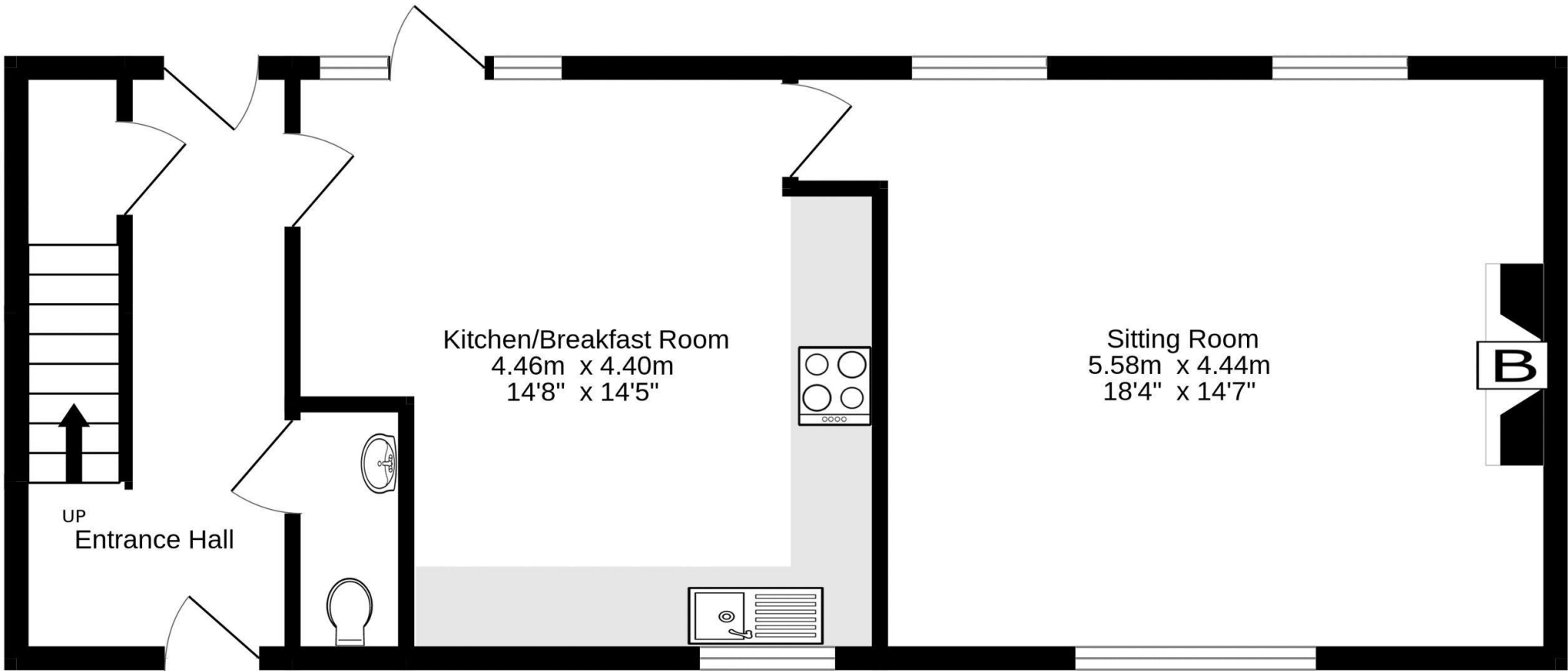
First floor - Spacious First floor landing | Double bedroom one with full height vaulted ceiling with feature beams, dual aspect windows, and space for bedroom furniture | Two further double/twin bedrooms with space for freestanding bedroom furniture | L shaped Family bathroom comprising; a bath with shower over, wash hand basin and WC



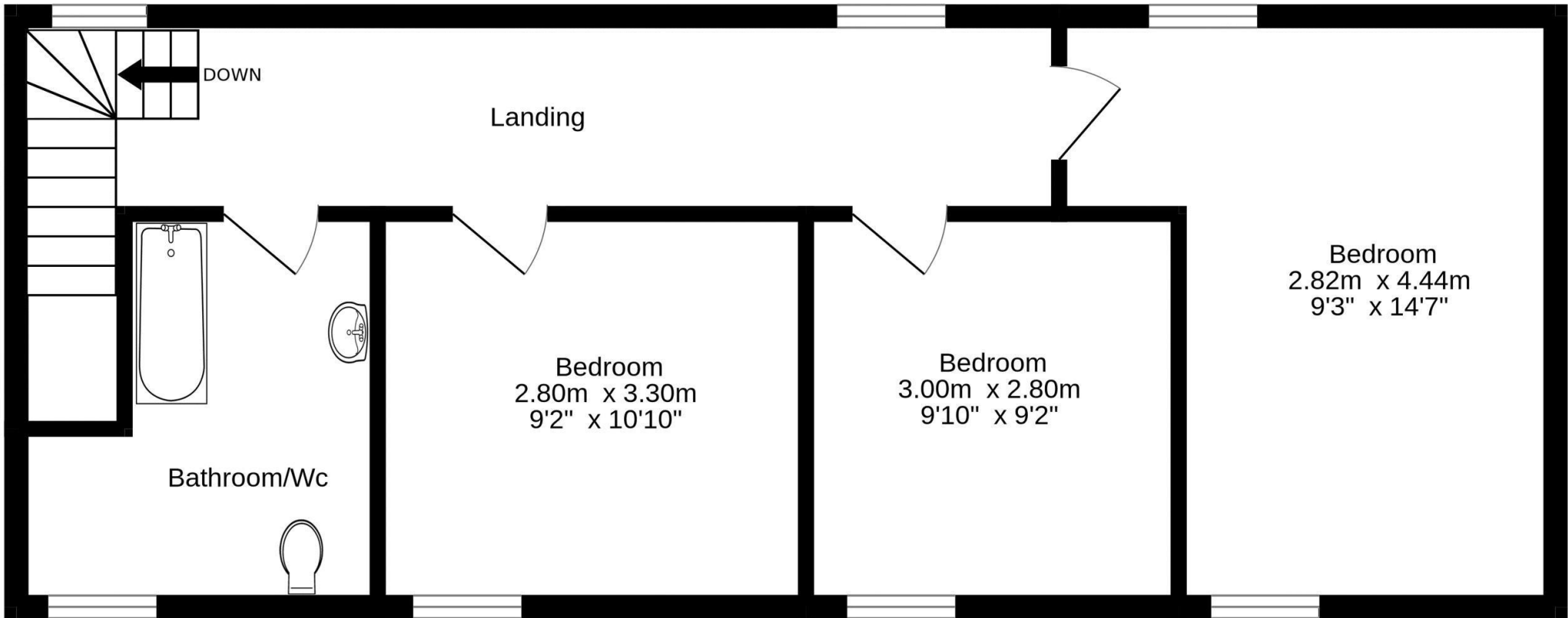
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Ground Floor
50.0 sq.m. (538 sq.ft.) approx.



1st Floor
50.7 sq.m. (545 sq.ft.) approx.



Externally - Rafters has an attractive quiet courtyard setting in Tughall Steads, with allocated parking for two cars, an attractive rear garden that is lawned, with a paved patio terrace for outside dining, and a wood fence to the boundary.

Services: Mains Electric & Water | Oil
Central Heating | Sewage Treatment Plant
| Tenure: Freehold | Council Tax: Business
Rates | EPC: D

TOTAL FLOOR AREA : 100.7 sq.m. (1084 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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