



Woodybank

Cragmill Road, Belford



SANDERSON
YOUNG





Woodybank
Cragmill Road, Belford,
Northumberland, NE70 7EX

Rare opportunity with fabulous elevated views to Belford Hall & the coast - an individually designed 1960s, three bedroom/four reception room detached house occupying a generous 0.4 acre garden site, with magnificent views towards the coast in the distance - requiring full updating and modernisation, gated driveway, detached single garage, outhouse/store and private gardens - NO UPWARD CHAIN

The detached house, designed and built by the current family, requires full refurbishment throughout - it offers a unique opportunity in Belford village, with a south facing rear aspect and fabulous views in the distance to Budle Sands, Holy Island and the Northumberland Coast. The house has excellent natural light from the large uPVC windows overlooking the paved terraces and garden, and from the first floor Balcony.

Price Guide:
Guide Price £450,000

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Ground floor - Entrance porch | Hallway with under stairs storage cupboard | Cloakroom/WC with dressing table | Versatile reception room/study with a window overlooking the ornamental pond area | Formal dining room with windows to the east, and French doors opening to the Sun room | Excellent light and spacious sitting room with full height windows and elevated views - there are built in cabinets to the open fire, and a glazed door connecting to the Sun room | Sun room with dual aspect windows overlooking the fields to Belford Hall and a sliding patio door opening to the terrace | Kitchen/breakfast room with built in bench seating to the walk in bay window, to take in the open views - kitchen fitted with a range of wood cabinets with a hob, oven, integrated dishwasher and fridge/freezer | Utility/laundry room with a quarry tiled floor, plumbing for a washing machine and a door to the front.

First floor - First floor landing with a large airing cupboard housing the water tank, and access to the loft | Double bedroom one with access to a private balcony, and built in wardrobes to two walls | Double bedroom two with a door to the balcony, wash hand basin and built in wardrobes | Bedroom three with a wash hand basin and built in wardrobes | Bathroom with jacuzzi style bath, bidet and basin | Separate WC and Separate shower.

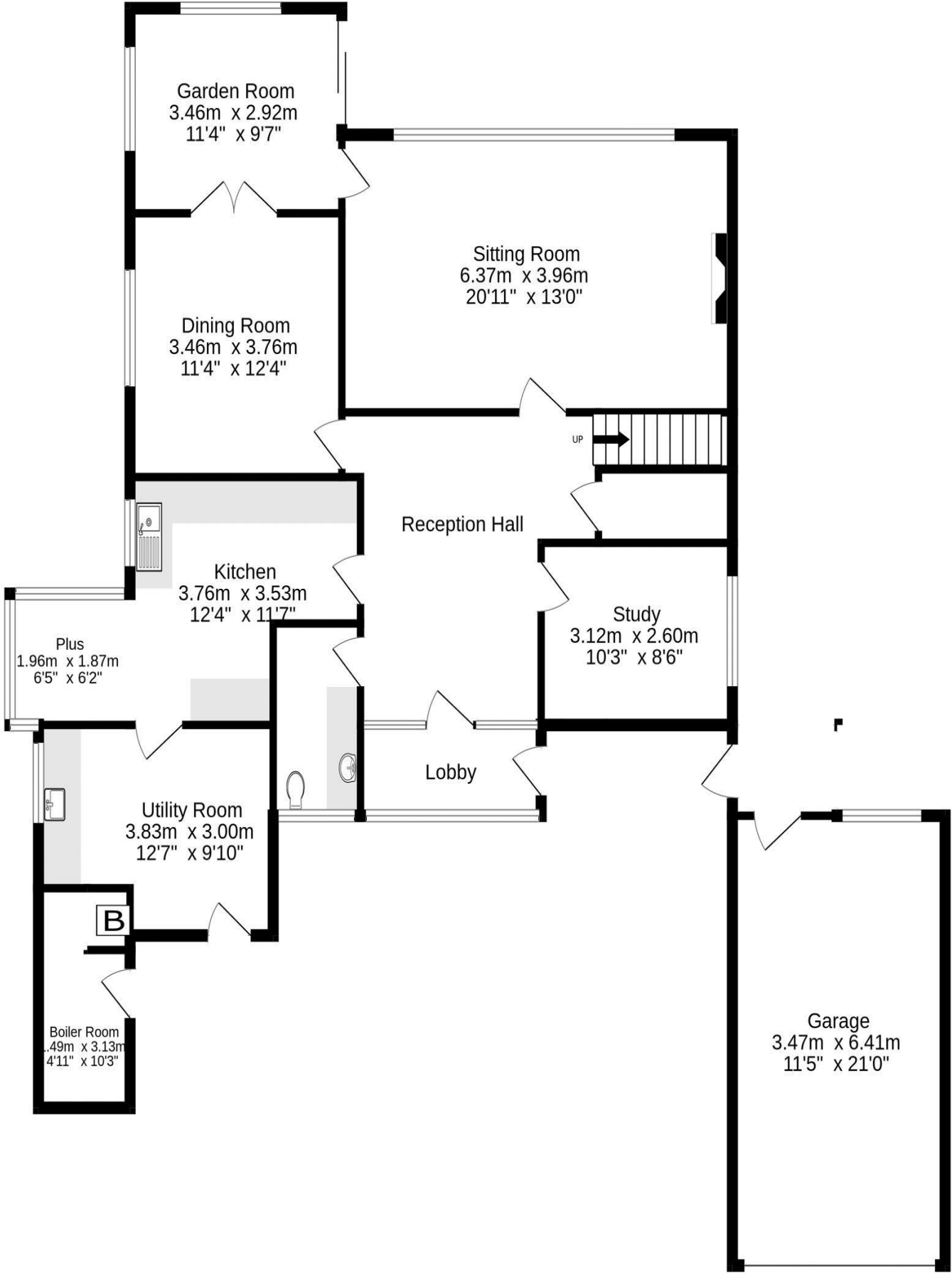


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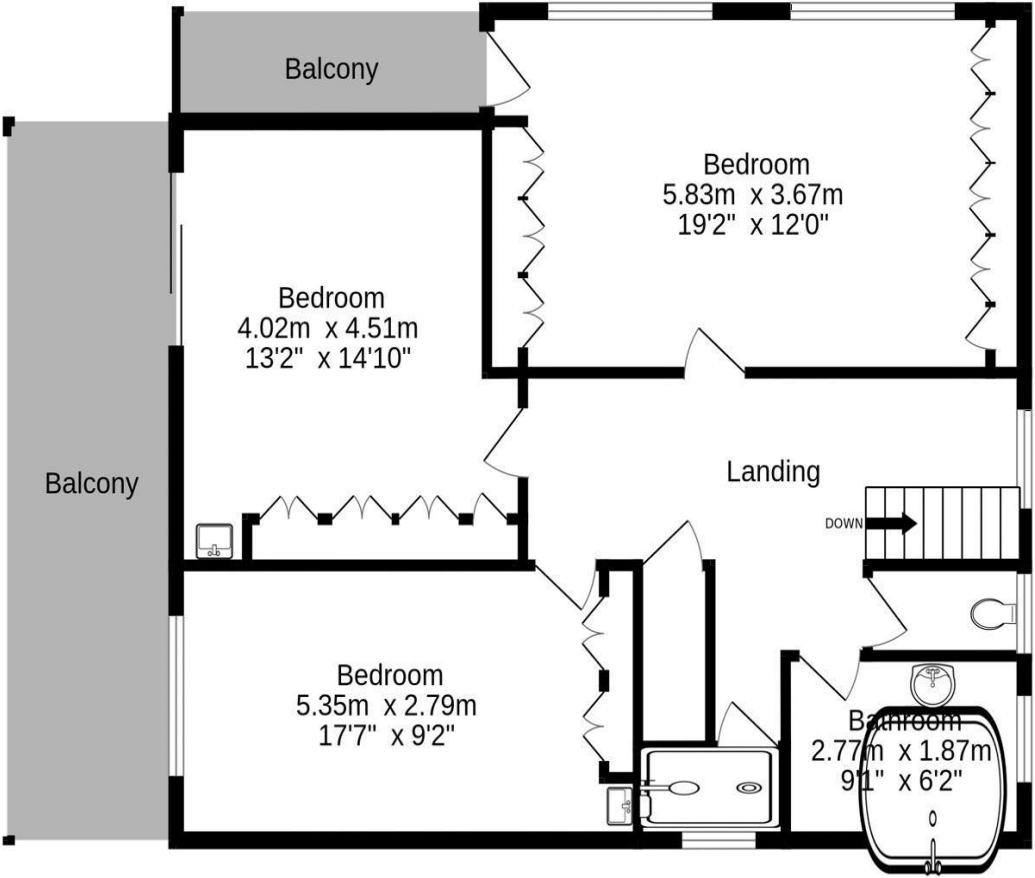




Ground Floor
137.6 sq.m. (1481 sq.ft.) approx.



1st Floor
78.7 sq.m. (847 sq.ft.) approx.



Externally - Woodybank enjoys a private location off Cragmill Road, approached via a substantial stone wall and pillared entrance, with large double metal gates | There is a driveway with parking for several cars | Single detached garage | The garden around the house is hard landscaped with paved pathways and terraces, and large ponds | There are two 'secret' garden areas off the driveway, to the western boundary, with great privacy provided by the mature trees.

Woodybank is positioned towards the northern edge of Belford village, only a short walk down into the centre where there are a small number of local shops, pubs/cafe, Supermarket, Village First school and other amenities. There is easy access to the beautiful Northumberland coastline with Bamburgh approx. 6 miles away and the Cheviot Hills and Wooler around 9 miles inland.

Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band F | EPC: F

TOTAL FLOOR AREA : 216.2 sq.m. (2328 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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