



# The Chapter House

1 Friary Farm, Radcliffe Road, Bamburgh







## The Chapter House, 1 Friary Farm, Radcliffe Road, Bamburgh, Northumberland, NE69 7AE

**RARE OPPORTUNITY IN BAMBURGH** - The Chapter House is a beautifully presented, Grade II Listed, three bedroom stone built conversion in a very private and quiet location at Friary Farm towards the eastern edge of Bamburgh village, with a lovely enclosed south facing garden, fabulous courtyard terrace & covered wood store, driveway parking for two cars, and a single garage and additional parking to the entrance. **NO UPWARD CHAIN**

The Chapter House, used by the current owners as a second home for the last 17 years, offers excellent refurbished accommodation over two floors - the traditional conversion, part of the former farm steading, has a lovely enclosed and private south facing garden, attractive shared courtyard area and a single garage.

The house has been upgraded and refurbished by the current owners over a number of years with replacement timber double glazed windows, new electric heating, and a cast iron wood burning stove in the sitting room (2025). The excellent holiday home has traditional features including internal latch doors, oak floors, decorative beams to the ceiling and benefits from Superfast broadband (35mb/s) and being part of a Residents Management Company which looks after the communal gravelled driveway, bin storage and communal garden areas.

Ground floor - Entrance via a small decked terrace to a Barn style door | Fabulous sitting room with dual aspect windows overlooking the garden, attractive window seats, and a cast iron wood burning stove set onto a slate hearth with a stone mantel | Inner hallway with stairs to the first floor, built in cloaks cupboard and a door opening to the rear courtyard | Ground floor WC | Versatile second reception room/4th ground floor bedroom | Superb family kitchen/breakfast room fitted with a range of cream cabinets with wood worktops, incorporating a Belfast style sink, integrated dishwasher, washing machine and fridge/freezer, and space for a Range cooker.





First floor - First floor landing with a Velux window to the roof | Impressive master bedroom with excellent natural light from the three Velux windows to the roof and window to the front - the bedroom has good storage with fitted wardrobes and drawers | Ensuite shower room - with large electric shower, square wash hand basin on a tiled stand, WC and chrome ladder radiator | Double bedroom two with a Velux window and large storage cupboard housing the water tank | Twin bedroom three with a Velux window and access to the loft | Family bathroom with a double ended bath with electric shower over, wash hand basin and WC, part tiled and wood panelled walls.

Externally - The property has a garage, which is located in a block to the entrance of Friary Farm (2nd from left). There are two parking spaces outside the boundary of the garden, and one parking space in front of the garage | Private gravelled driveway for two cars, to the approach of The Chapter House | Fabulous south facing, private garden affording good privacy and shelter from the traditional stone wall and mature shrubs and trees to the boundary | Quarter share of the beautiful rear courtyard, with a covered wood store and storage area. The historic & much sought after Bamburgh village offers a wide range of local amenities including, a family owned Butchers, Coffee shops, Pubs/Restaurants including the renowned 'Potted Lobster', Golf Course & Cricket club, all sitting under the imposing and historic Bamburgh Castle. There are a range of leisure activities available in Seahouses and Beadnell, with boat trips to the Farne Islands, kite surfing and paddle boarding in Beadnell Bay, as well as cycle hire for the stunning coastal cycle route. Offering an idyllic lifestyle, Bamburgh is the perfect place for holiday makers to relax and enjoy the beautiful Northumberland Heritage Coastline.

Services: Mains Electric, Water & Drainage | Electric Heaters | Tenure: Leasehold | Council Tax: Band E | EPC: D

Lease Details: Owner of Freehold: Fairview Building Services LTD | Lease Term Remaining: 967 Years | Expiry Date of Lease: 2992 | Ground Rent: None | Service Charge: £400 annually to include communal grounds and gravel and bin storage - reviewed annually

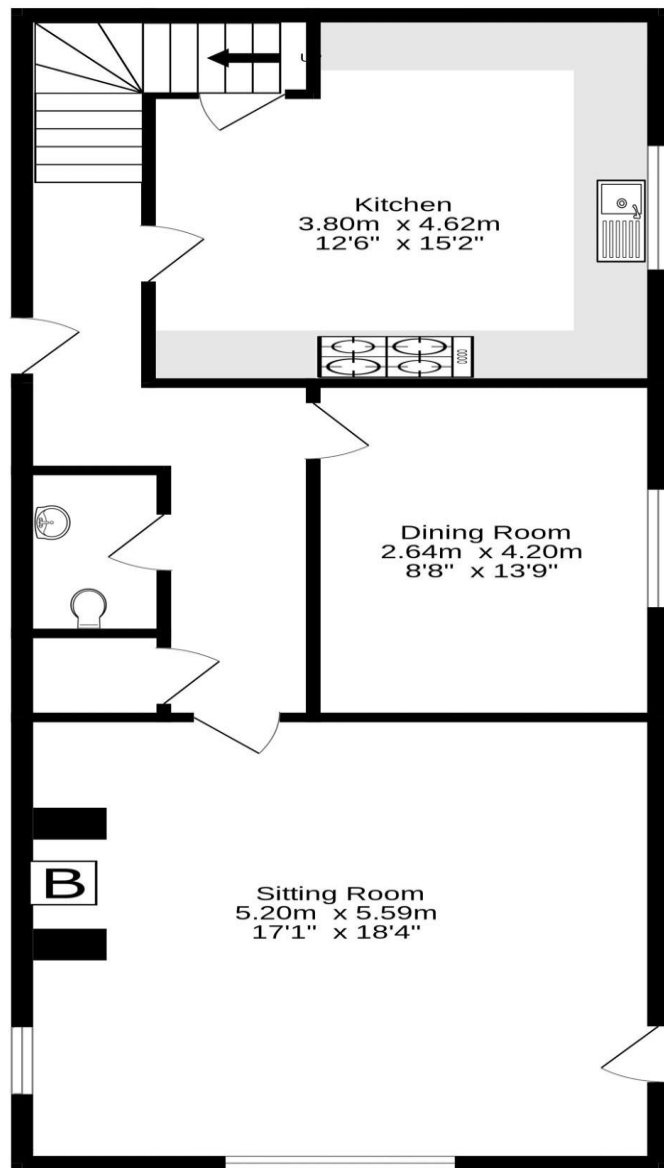
Guide Price £675,000



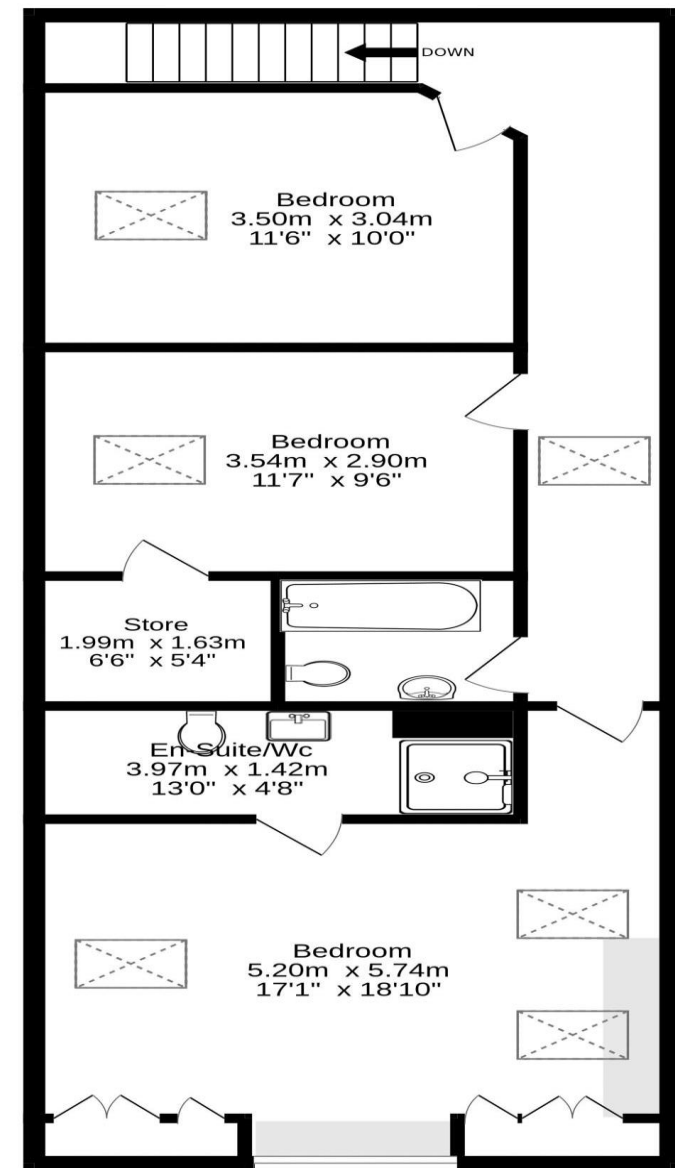




Ground Floor  
74.4 sq.m. (801 sq.ft.) approx.



1st Floor  
74.5 sq.m. (802 sq.ft.) approx.



TOTAL FLOOR AREA : 148.9 sq.m. (1603 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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