

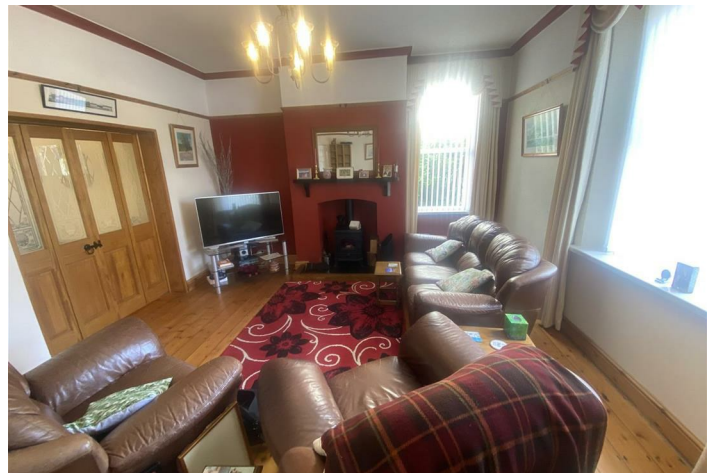


## The Gatehouse Station Road

Seaton Delaval, Whitley Bay NE25 0PT

- Detached Farm House
- 3 Reception Rooms
- Large Loft Room
- Family Bathroom/Shower Room
- Close to local amenities
- Double Garage
- Fitted Kitchen/Utility
- 4 Bedrooms
- Good Sized Private Garden
- Lots of character

**Offers Over £399,950**







Well worthy of internal inspection is this delightful Detached Farm House situated on Station Road, Seaton Delaval offering excellent sized family accommodation. The property is full of charm and character close to the newly opening Northumberland Line train station and the new Super School due to open in September.

Briefly comprising an Entrance Porch, Reception Hallway, Lounge with fireplace incorporating a wood burning stove, second Lounge with feature fireplace, Dining Room with ample space for table and chairs, pleasant Sun Lounge overlooking rear garden, fitted Kitchen with a good range of wall & floor units with contrasting work surfaces, double electric oven, gas hob and extractor hood. Utility Room with space and plumbing for white goods. Ground floor Shower Room with shower cubicle, low level w.c and wash handbasin. To the first floor there are 4 double Bedrooms and a Family Bathroom with panelled bath with shower over, low level w.c. and wash handbasin. To the second floor landing there are 2 velux windows with views over the fields to the rear. To the second floor there is a converted loft with ample space for a hobby room/study etc.

Externally to the front and side there is a gravelled driveway offering off street parking for numerous vehicles (the property to the rear of the property has a right of access to their own garage) To the rear there is a superb private garden with patio, lawn and stocked borders.

**Entrance Porch**

**Reception Hallway**

**Lounge**

15'3" x 14'1"

**Second Lounge**

14'7" x 14'2"

**Dining Room**

12'7" x 11'9"

**Sun Lounge**

15'3" x 7'4"

**Kitchen**

14'9" x 11'8"

**Utility Room**

6'6" x 7'4"

**First Floor Landing**

**Bedroom One**

14'5" x 14'1"

**Bedroom Two**

14'2" x 14'1"

**Bedroom Three**

15'10" x 12'0"

**Bedroom Four**

12'5" x 8'8"

**Family Bathroom**

10'6" x 7'0"

**Second Landing**

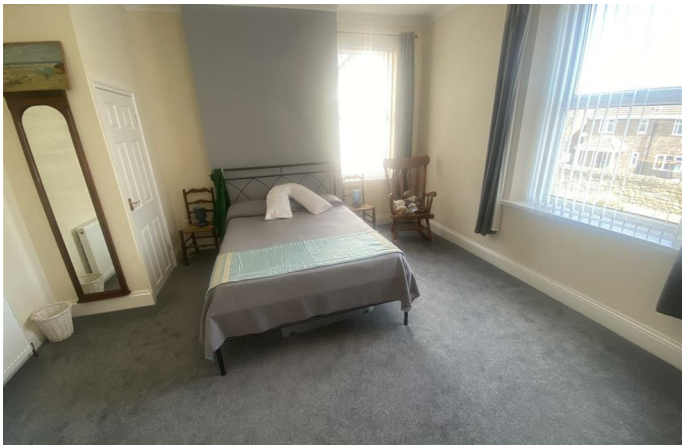
**loft**

24'11" x 16'0"

**Externally**







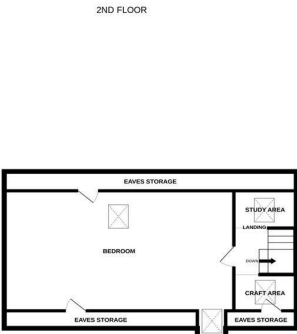
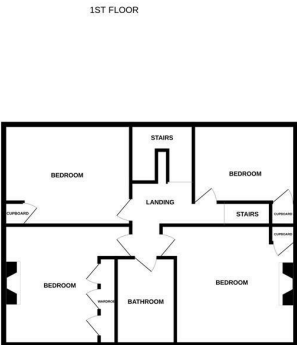
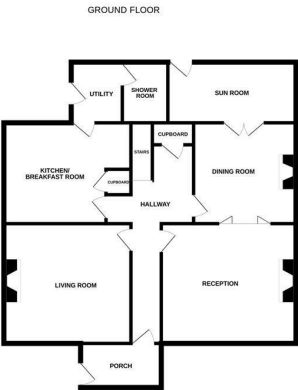




Local Authority Northumberland County Council  
Council Tax Band E  
EPC Rating D  
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.