



Easington Farmhouse

Belford, Northumberland, NE70 7EG

Offers Over £900,000

We are delighted to offer for sale this stunning Grade II detached farmhouse which was built in the early c19, with superb open views of the surrounding countryside and the coastline beyond. The farmhouse is located in a secluded position only 1.5 miles from Belford, 15 miles from Berwick-upon-Tweed and 50 miles from Newcastle-upon-Tyne.

Easington Farmhouse would make a stunning family home, which has also been run as a bed and breakfast in the past. The property has tremendous character and charm with many of the original features being retained, including ornate cornice and ceiling roses, sash windows with working shutters and attractive staircase. The spacious interior comprises of beautiful entrance hall with a fan light over the front door, a drawing room and lounge both with attractive fireplaces ceiling roses and cornice, a large dual aspect dining room and a well appointed breakfasting kitchen with oak units and an Aga. Also on the ground floor is a laundry room, a cloakroom, a toilet and a walk-in pantry. Attractive staircase to the first floor landing, which gives access to four generous double bedrooms, three with en-suite bathrooms and there is also a family bathroom and separate toilet. On the second floor are two further double bedrooms and a bathroom.

Beautiful landscaped gardens surrounding the property which have been laid to informal lawns with well stocked flowerbeds and shrubberies. There is a very productive large walled garden which has vegetable plots and a variety of fruit trees.

Large driveway offering ample parking and giving access to the car ports and garages.

Viewing is highly recommended.



Entrance Hall

16'6 x 9'8 (5.03m x 2.95m)

Entrance door to the front with a fan light above giving access to the the entrance hall with ornate cornicing and a ceiling rose. Central heating radiator, doors to the Drawing Room, Lounge and a door to the inner hall with a built-in storage cupboard ether side.

Drawing Room

15' x 17'8 (4.57m x 5.38m)

A spacious and bright reception room with an attractive cornice and ceiling rose and a sash window to the front and side with working shutters. Attractive open fireplace with an oak carved surround and a marble inset and hearth. Two central heating radiators, two double two wall lights with a matching centre light.

Lounge

15' x 17'8 (4.57m x 5.38m)

Another well proportioned reception room with ornate cornice and a ceiling rose. Window to the front with working shutters. Attractive oak fireplace with a marble inset and hearth with a log burning stove. Door to the kitchen and double ten pane doors to the dining room. Two central heating radiators.

Dining Room

23'4 x 11'6 (7.11m x 3.51m)

A large dining room with double French doors to the front and three sash windows to the side making it a bright area room and taking advantage of the views over the gardens. Two central heating radiators and two double wall lights. Door to the kitchen.

Kitchen/Breakfast Room

14'2 x 19'3 (4.32m x 5.87m)

Fitted with a superb range of oak wall and floor kitchen units which incorporates two double glass display cabinets, an integrated dish washing machine and marble effect worktop surfaces with a tiled splash back. Oil fired Aga with a cooker hood above, a stainless steel sink with double

drainer and built-in double oven. Window to the rear and side. Door to the rear hall.

Rear Hall

Partially glazed entrance door to the rear and a large walk-in pantry.

Toilet

7'7 x 3'3 (2.31m x 0.99m)

Containing a toilet and a frosted window to the rear.

Cloakroom

5'3x10'4 (1.60mx3.15m)

With a window to the rear with a wash hand basin below, cloaks hanging area and a central heating radiator. Two built-in shelved storage cupboards with extra cupboard space above.

Laundry Room

9'3x19'1 (2.82mx5.82m)

Window to the side and plumbing for an automatic washing machine and space for a tumble dryer. The laundry room has a built-in double and single storage cupboards, the central heating boiler and a stainless steel sink.

Inner Hall

10'9x9'8' (3.28mx2.95m')

With stairs to the first floor landing with an understairs cupboard.

First Floor Landing

12'8 x 9'8 (3.86m x 2.95m)

With an archway to the inner hallway, the landing has a built-in double linen cupboard, a central heating radiator , a built-in airing cupboard housing the hot water tank and two central heating radiators.

Bedroom 1

15'10 x 18'5 (4.83m x 5.61m)

A generous double bedroom with a window to the front with working shutters with superb open countryside views. Central heating radiator and a built-in storage cupboard.



En-Suite Bathroom

8'8 x 9'7 (2.64m x 2.92m)

Fitted with a quality bathroom suite, which includes a bath with a shower attachment, a toilet, a wash hand basin with a vanity unit below with built-in double storage cupboards to the side. Heated towel rail, underfloor heating and a window to the front with working shutters. Central heating radiator.

Bedroom 2

15' x 8'5 (4.57m x 2.57m)

Another double bedroom with a window to the front with working shutters and a lovely open countryside view. The bedroom has cornice and a ceiling rose, a central heating radiator and built-in storage cupboard.

En-Suite Bathroom

10'5 x 5'5 (3.18m x 1.65m)

Fitted with a white three-piece suite, which includes a toilet, a wash hand basin with a mirror and shaver light and socket above, a bath with a shower and screen above and a heated towel rail.

Bedroom 3

14'9 x 11' (4.50m x 3.35m)

A generous double bedroom with a window to the front, cornice and a ceiling rose and a central heating radiator.

En Suite Bathroom

5'4 x 7'2 (1.63m x 2.18m)

Fitted with a quality three-piece suite, which includes a bath with a shower and screen above, a toilet and a wash hand basin with a mirror and shaver socket above. Heated towel rail and an extractor fan.

Family Bathroom

8'3 x 6'6 (2.51m x 1.98m)

Fitted with a shower cubicle, a bath with a shower attachment, a wash hand basin with a vanity unit below and a window to the rear. Heated towel rail.

Toilet

8'3 x 2'6 (2.51m x 0.76m)

Window to the rear and a toilet.

Bedroom 4

15'x8'5' (4.57m'x2.57m')

A double bedroom with a window to the rear, a central heating radiator and built-in storage cupboard.

Second Floor Landing

Velux window to the rear and two walk-in storage cupboards.

Bedroom 5

9'3 x 14'3 (2.82m x 4.34m)

A generous double bedroom with a velux window to the rear and side and three built-in wardrobes. Electric heater.

Bathroom

5'9x7'2 (1.75mx2.18m)

Fitted with a three-piece suite, which includes a bath with a shower attachment, a toilet and a wash hand basin with a mirror above and vanity unit below. Electric heater and a window to the rear.

Bedroom 6

9' x 24'6 (2.74m x 7.47m)

With two Velux windows to the front, access to eaves storage and an electric heater.

Outside

Driveway leading to three car ports and a garage. Large gravelled driveway that sweeps to the front of the house and a the rear offering ample parking. The property has landscaped gardens surrounding on all sides giving privacy, with lawns with well stocked flowerbeds and shrubberies and a superb walled garden which has a very productive vegetable plot and orchard with a variety of fruit trees.

General Information

Full oil central heating on the ground and first floor and electric heating on the second floor.



Full double glazing.

Tenure-Freehold.

All fitted floor coverings are included in the sale,.

Services- Drainage into a septic tank, mains electric and water.

Council tax band F.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

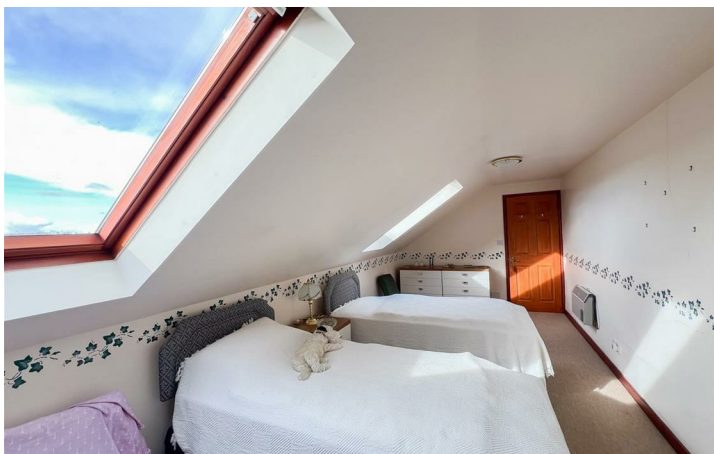
Saturday - By Appointment

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





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