

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

23 MILL FARM ELLINGTON MORPETH NE61 5BW



- Detached Family Home
- Ensuite to Master Bedroom
- Off Street Parking & Double Garage
- EPC: C
- Council Tax Band: E

- Four Bedrooms
- Three Reception Rooms & Conservatory
- Services: Mains GCH, Electric, Water & Sewage
- Tenure: Freehold

Price £415,000

23 MILL FARM ELLINGTON MORPETH NE61 5BW

A substantial four bedroom three reception room family home situated on Mill Farm in Ellington village. The village benefits from a local store and post office, pub/restaurant, village hall and first school. Further town centre amenities are available in the nearby Towns of Ashington and Morpeth including a wide range of shops, schooling and health and leisure facilities. Ellington is also well placed for Northumberland's enviable coastline with the village of Cresswell only 1.5 miles distant.

The property benefits from solar panels which also heat the hot water, the seller gets approximately up to £1000 back per year from the panels, they are owned outright by the seller and not leased. The property also has gas central heating, and double glazing throughout. The property itself briefly comprises of: Entrance hallway, lounge, dining room, conservatory, snug, breakfasting kitchen and downstairs w.c. To the first floor is the master bedroom with ensuite, three further excellent sized rooms, and a family bathroom/w.c. Externally the property benefits from a large front garden, off street parking for four cars which provides access to the double garage. To the rear of the property is an excellent sized garden wrapping around the three sides of the property.

ENTRANCE HALLWAY

A light and spacious entrance hallway, with stairs to the first floor, radiator, under stair cupboard and doors leading too...

LOUNGE

With a double glazed window to the rear, double glazed sliding patio doors to the conservatory, log burning stove, radiator, carpet and double doors into the dining room.

CONSERVATORY

11'07 x 9'11 (3.53m x 3.02m)

With a fully insulated roof, double glazed windows to three sides and French doors in to the garden.

DINING ROOM

8'08 x 12'03 (2.64m x 3.73m)

With a double glazed window to the front, double doors into the lounge, carpet and radiator.

SNUG

8'06 x 10'02 (2.59m x 3.10m)

With a double glazed window to the front, radiator and carpet.

BREAKFASTING KITCHEN

26'01 max x 11'04 max (7.95m max x 3.45m max)

With three double glazed windows to the rear, fitted with wall and base units with granite work surfaces and plinth lights, recessed sink drainer unit with mixer tap, integrated fridge, freezer, dishwasher, electric oven, microwave, and gas hob with extractor hood over. Tiled floor, radiator, loft hatch and doors to the garage and the rear garden.

ADDITIONAL IMAGE

ADDITIONAL IMAGE

DOWNSTAIRS W.C.

With a low level w.c., wash hand basin in vanity unit, radiator and linoleum flooring

FIRST FLOOR LANDING

With a fitted cupboard housing the water tank, carpet and doors leading too...

MASTER BEDROOM

14'03 max x 8'08 max (4.34m max x 2.64m max)

With a double glazed window to the front, radiator and carpet.

ENSUITE

With a double glazed window to the front, paneled bath with mains power shower over, wash hand basin in vanity unit, low level w.c., radiator, linoleum flooring and a radiator.

BEDROOM TWO

10'02 x 11'04 (3.10m x 3.45m)

With a double glazed window to the front, fitted wardrobes and dressing table, radiator and carpet.

BEDROOM THREE

11'05 max x 7'05 max (3.48m max x 2.26m max)

With a double glazed window to the rear, radiator and carpet.

BEDROOM FOUR

9'09 x 9'05 (2.97m x 2.87m)

With a double glazed window to the rear, radiator, carpet and loft access.

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FAMILY BATHROOM/W.C.

With a double glazed window to the rear, paneled bath, pedestal wash hand basin, low level w.c., heated towel rail, and linoleum flooring.

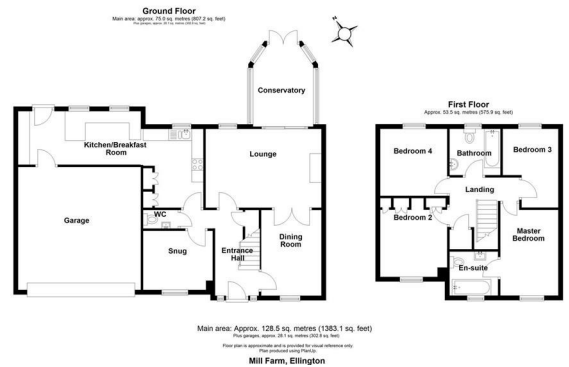
EXTERNALLY

Extensive front and rear gardens, beautifully maintained to the front and rear. The front is laid mainly with lawn and bordered with mature bushes and shrubs, off street parking for four cars providing access to the double garage.

The rear garden you can access from the front of the property, laid with a mix of lawn and patio areas, bordered with mature bushes and shrubs wrapping around all three sides of the property.

ADDITIONAL IMAGE

ADDITIONAL IMAGE



GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - excluding Ultrafast broadband. (Ofcom Broadband & Mobile Checker Feb 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Low risk. Source gov.uk Feb 2024.

Planning Permission - There are six current active planning permissions for Mill Farm. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked February 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

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TENURE & COUNCIL TAX BAND

Freehold/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

16B24CHCH

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6368a

MORTGAGE

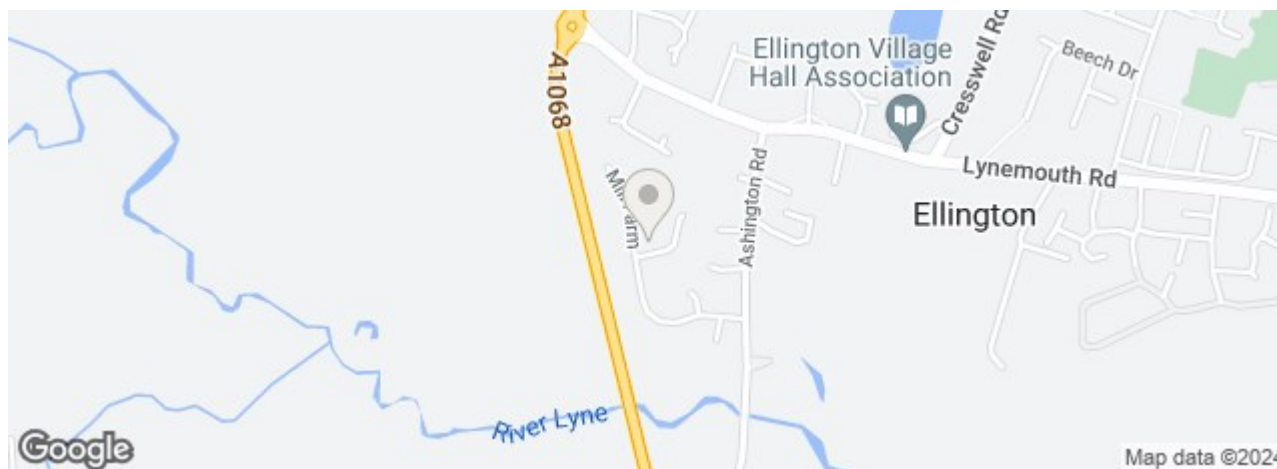
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



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