

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW**



- PRESTIGIOUS LOCATION
- FOUR BEDROOMS
- TWO EN-SUITE SHOWER ROOMS
- EPC RATING D

- SET ON A GENEROUS PLOT
- DETACHED HOUSE
- FABULOUS BREAKFASTING KITCHEN
- COUNCIL TAX BAND E

**Price £410,000**

# 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

Nestled in the prestigious location of Mill Farm, Ellington, Morpeth, this stunning detached house offers an exceptional living experience. With four spacious bedrooms, including two with en-suite shower rooms, this property is perfect for families seeking comfort and privacy.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The fabulous breakfasting kitchen is a true highlight, designed to be both functional and stylish, making it the ideal spot for family gatherings or casual dining.

Set on a generous plot, the property features a well-maintained garden, offering a tranquil outdoor space to enjoy. For those with vehicles, there is convenient parking available for several cars, along with a double garage, driveway, ensuring that you will never be short of space.

This home combines modern living with a touch of elegance, making it a perfect choice for anyone looking to settle in a desirable area, with its thoughtful layout and high-quality finishes, this property is not to be missed.

## GROUND FLOOR

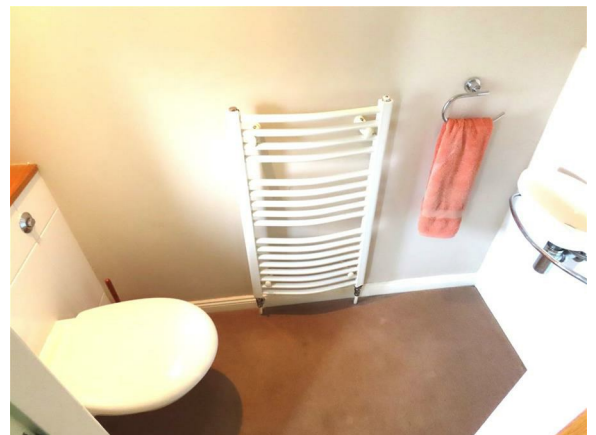
### HALLWAY

Entered via a double glazed door, radiator, downlights.



### DOWNSTAIRS WC

Low level wc, wash hand basin, double glazed window, heated towel rail, downlights.



## 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

### LOUNGE

24'11 x 11'1 (7.59m x 3.38m)

large welcoming lounge with a double glazed bay window, two radiators, coving, fire surround with a gas living flame fire, two wood internal doors, double wood doors to the orangery.



### ADDITIONAL LOUNGE IMAGE



## 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

### ORANGERY

14'2 x 11'10 (4.32m x 3.61m)

Two radiators, double glazed windows, double glazed door.



### DINING ROOM

9'10 x 15'11 (3.00m x 4.85m)

Double glazed window, radiator, storage cupboard, downlights, wood internal door.



# 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

## BREAKFASTING KITCHEN

16'5 x 15'5 (5.00m x 4.70m)

Double glazed window, double glazed French doors to the garden, extensive range of modern wall, base, larder and drawer units with complimenting wood worktops, breakfast bar area with additional storage under, induction hob with an extractor hood above, eye Level integrated oven and microwave, integrated fridge, freezer and dishwasher, ceramic one and half bowl sink with mixer tap, tiled flooring, downlights to the ceiling, radiator, door to the double garage.



## ADDITIONAL KITCHEN IMAGE



## FIRST FLOOR LANDING

### LANDING

radiator, two storage cupboards, downlights.

# 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

## MASTER BEDROOM

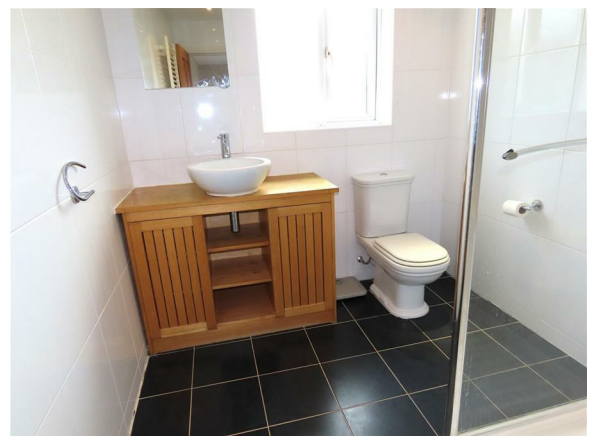
14'3 x 14'7 (4.34m x 4.45m)

Double glazed window, radiator, range of fitted wardrobes.



## EN-SUITE SHOWER ROOM

Double shower cubicle, heated towel rail, low level wc, wash hand basin, tiled walls and floor.



## 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

### BEDROOM TWO

11'4 x 11'9 (3.45m x 3.58m)

Double glazed bay window, radiator, fitted wardrobes and matching drawers, downlights.



### EN-SUITE SHOWER ROOM

Double shower cubicle, heated towel rail, low level wc, wash hand basin, partially tiled walls, tiled floor.



## 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

### BEDROOM THREE

9'4 x 10'4 (2.84m x 3.15m)

Double glazed window, radiator, downlights.



### BEDROOM FOUR

9'5 x 10'4 (2.87m x 3.15m)

Two double glazed windows, radiator, access to the loft.



# 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

## FAMILY BATHROOM

Double glazed window, shower bath with shower over, low level wc, round wash hand basin, heated towel rail, partially tiled walls.



## EXTERNALLY

### FRONT

lawned garden with shrubs, double paved drive, access to both side elevations leading to the rear garden, garden shed.



# 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

## DOUBLE GARAGE

With two up and over doors, power and lighting.



## REAR GARDEN

Enclosed garden mainly laid to lawn, raised decked area, paving



# 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

## ADDITIONAL GARDEN IMAGE



## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## MORTGAGES

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.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## STANDARD 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.

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.

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# 21 MILL FARM ELLINGTON NORTHUMBERLAND NE61 5BW

## MATERIAL INFORMATION ASHINGTON

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 regards 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 Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker April 25)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

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

There has been no failed transactions on the property, please contact us should you wish further information.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6521a



## MORTGAGE

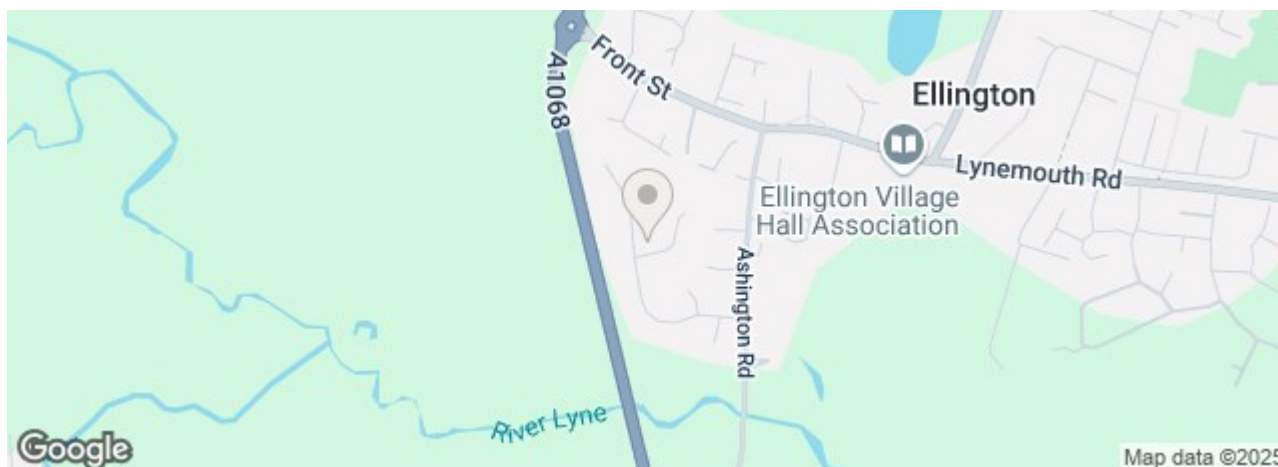
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# Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
|                                             | 67      | 75        |



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