



East Fenrother Farmhouse

East Fenrother, Morpeth



East Fenrother Farmhouse, East Fenrother, Morpeth, Northumberland, NE61 3DS

East Fenrother Farm is a substantial and attractive four bedroom, stone detached 19th century Farmhouse, occupying an elevated site in this small rural hamlet, with lovely views over the surrounding fields - with excellent south and east facing gardens extending to approx. 0.3 acres, a long driveway with parking for a number of cars and a stone built double garage and workshop. No Upward Chain.

The excellent family home, lived in by the current family for over 50 years, has been well maintained throughout and ready to move into, however would require some cosmetic updating. The farm house, part of a small hamlet of traditional cottages and conversions, enjoys lovely elevated views from the first floor over the gardens and surrounding fields and countryside, towards the coast and sea in the distance - and is ideally placed between the A1 and A697 for easy access for commuting to Morpeth & Newcastle, and for local village amenities in Longhorsley and Longframlington.

Ground floor - Hallway with a traditional balustrade staircase to the first floor | Lovely Sitting room with dual aspect windows overlooking the gardens, an open fire with a tiled hearth | Generous dining room with a window overlooking the front garden, a marble open fireplace, and built in cabinets to the alcoves | South facing Conservatory with French doors opening to the garden, a tiled floor and polycarbonate roof | Family kitchen/breakfast room with a window overlooking the gardens towards the coast - fitted with a range of cabinets, pull out larder cupboard, Hotpoint double oven and induction hob, integrated dishwasher and Fridge/freezer | Utility room with an oil boiler, sink and cabinets | Vestibule with a door to the hallway and kitchen | Cloakroom with built in storage and step up to | Ground floor Shower room with a large walk in shower, wash hand basin in a vanity cabinet, and WC.





First Floor - Staircase leads up to a half landing, with a window overlooking the garden, splitting to the front and rear bedrooms | Large double bedroom one with views over the garden, and two built in double door wardrobes | Bedroom two overlooking the garden | Rear landing with access to bedrooms 3 & 4 and the bathroom | Double bedroom three with two double door built in wardrobes | Bedroom four with views towards the coast | Separate WC | Bathroom with a bath, large mains corner shower, wash hand basin and built in storage cupboard.

Externally - Stone pillared entrance to the driveway | Mature lawned gardens set over three levels, formerly a vegetable garden, with mature trees and a stone wall, hedge and fenced boundary | Stone former piggery/store | Large stone & slate roof double garage and workshop, with two electric garage doors.

Approx. distances: Longhorsley 2.8 miles - Longframlington 6 Miles - Morpeth 6 Miles - Newcastle upon Tyne 20 miles - Newcastle International Airport 21 miles Services: Mains Electric & Water | Oil Central Heating | Septic Tank (compliance unknown) | Tenure: Freehold | Council Tax: Band E | EPC: E

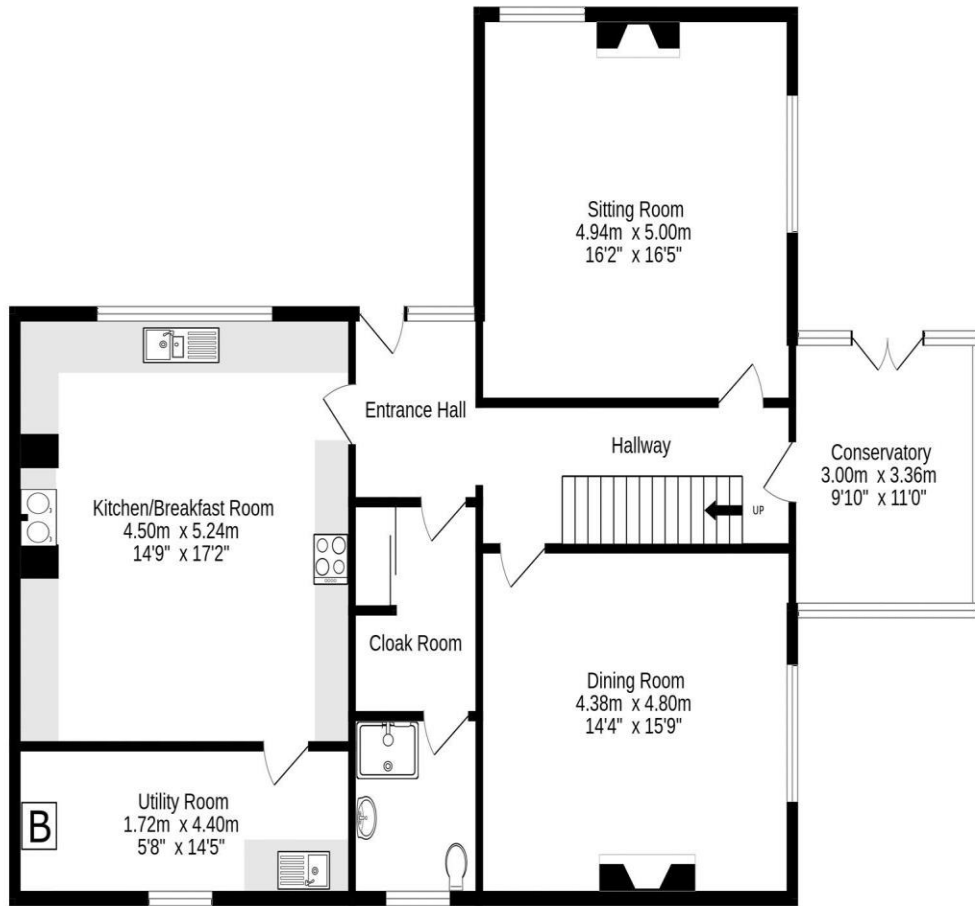
We understand the property is served by a private drainage system which may not comply with current General Binding Rules and 2020 Regulations. Interested parties should rely on their own investigations via solicitor and specialist surveyor regarding compliance, maintenance obligations, and any upgrade requirements. If undertaking a mortgage, your mortgage lender should be consulted and advice sought re this position.

Guide Price £695,000

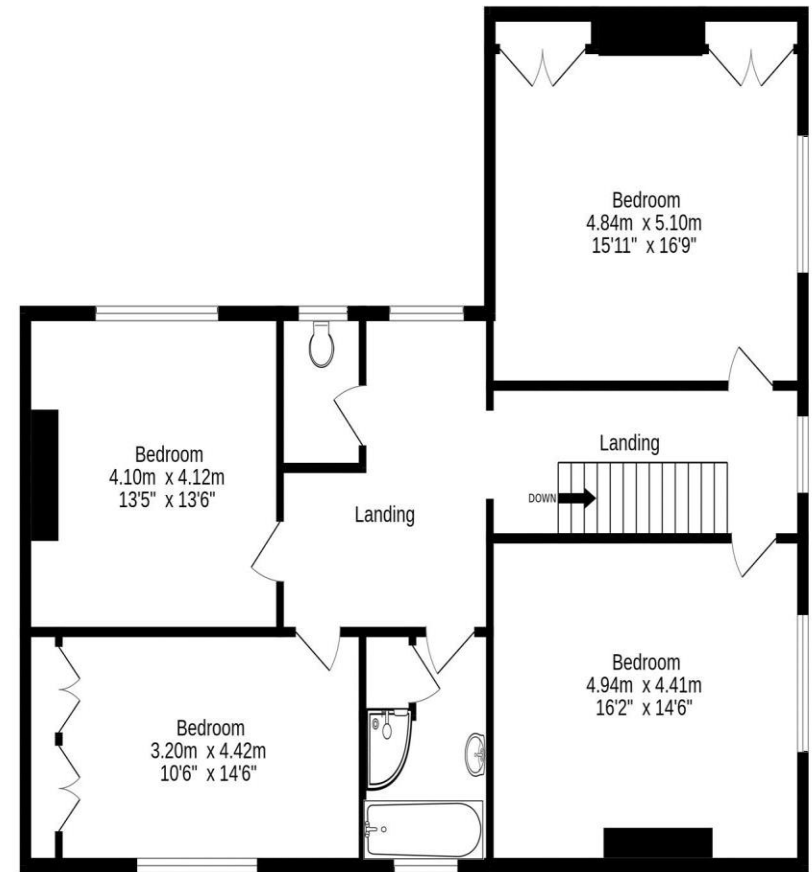




Ground Floor
108.7 sq.m. (1171 sq.ft.) approx.



1st Floor
94.5 sq.m. (1017 sq.ft.) approx.



TOTAL FLOOR AREA : 203.3 sq.m. (2188 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.



Please note; drawing
line approximate –
aerial shot to show
site. (Site plan
previous page is more
accurate)





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