



Mill Rise, 28 Mill Hill, Chatton - NE66 5PA

Guide Price **£475,000**

PATON & CO
ESTATE AGENTS



Mill Rise, 28 Mill Hill

Chatton, Alnwick

28 Mill Hill is a stunning architect-designed 5-bedroom detached family home situated within the popular Northumberland village of Chatton.

Accommodation Comprises

Ground Floor

Reception Hallway, Open Plan Sitting Room / Dining Room / Kitchen, Utility Room, W.C, Integral Garage.

First Floor

Master Bedroom (En-Suite Bathroom), 3 Further Double Bedrooms, Family Bathroom.

Second Floor

Bedroom 5, Family Shower Room.



Property Description

28 Mill Hill is a stunning architect-designed 5-bedroom detached family home situated within the popular Northumberland village of Chatton, conveniently located between Wooler and Belford. It is an extremely versatile home covering almost 1900 square feet of living space, with a top level that could be used as a master suite, guest quarters, a home office or a teenage retreat. It enjoys distant views of the Cheviot Hills from most rooms. Built by the current owner and completed recently to a high standard throughout, the property is within a short walk of the local village shop and the Percy Arms and offers practical and manageable family accommodation over three principal floors.

Entering through the front porch from the shelter of the oak porch, the public space on the ground floor is open plan and flows well from one area to another, with oak flooring throughout. Due to the light and space downstairs. The kitchen is beautifully presented and offers ample cupboard space, integrated appliances, a large kitchen island and an induction hob; off the kitchen there is a handy utility room. There is also an integral garage and a W.C. off the reception hall to serve the public space on the ground floor.

The stairwells are finished in oak up to the top gallery. The master bedroom is serviced by its own private en-suite bathroom, whilst the other four double bedrooms are serviced by a family bathroom and family shower room. 28 Mill Hill offers ample off-street parking, a patio off the dining room, and attractive and manageable garden grounds. The home is heated by underfloor heating and enjoys the eco-credentials and efficiency of an air-source heat pump.





Distances

Wooler 5 miles, Belford 6 miles, Berwick Train Station 22 miles, Bamburgh 10 miles, Alnwick 15 miles, Newcastle 51 miles. (Distances are Approximate).

General Remarks

Fixtures and Fittings

All integrated white goods, fitted carpets and fitted blinds form part of the sale.

Listing and Conservation

Mill Hill in Chatton is not listed but does fall within the conservation village of Chatton.

Services

- Mains electricity, water and drainage.
- Heating is via an air source heat pump.
- High speed broadband services are available.

Council Tax

Band F.

Energy Efficiency Rating

Band B (84 Rated).

Council Tax

Band E

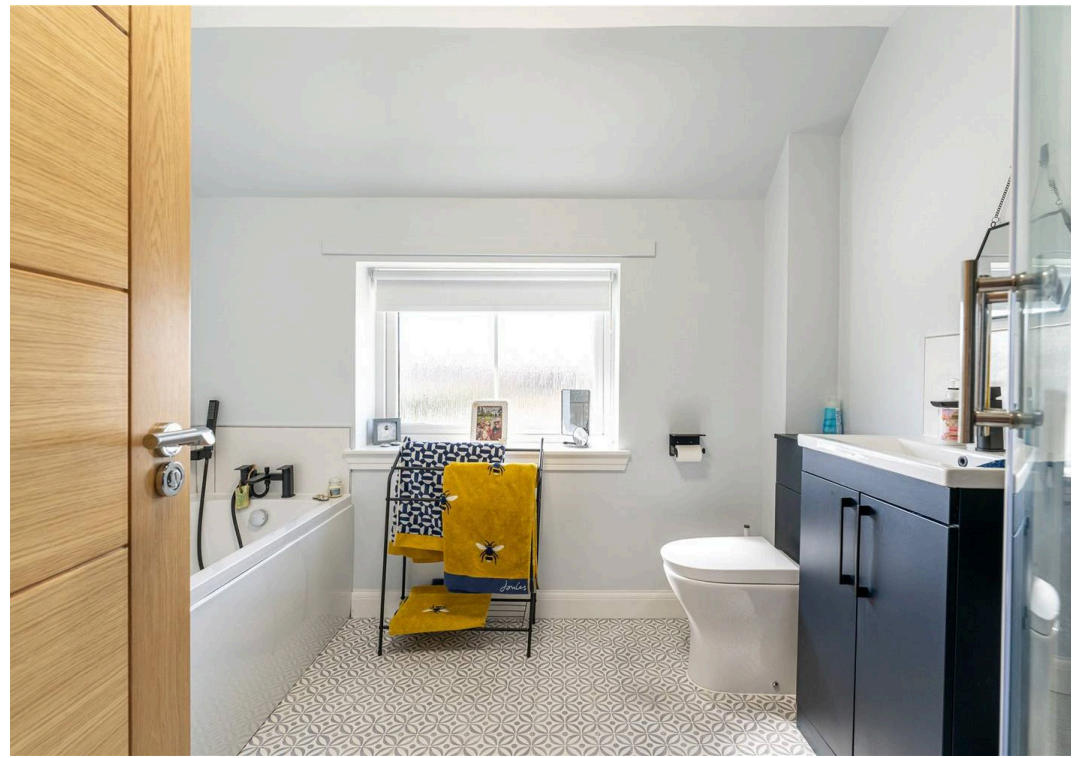
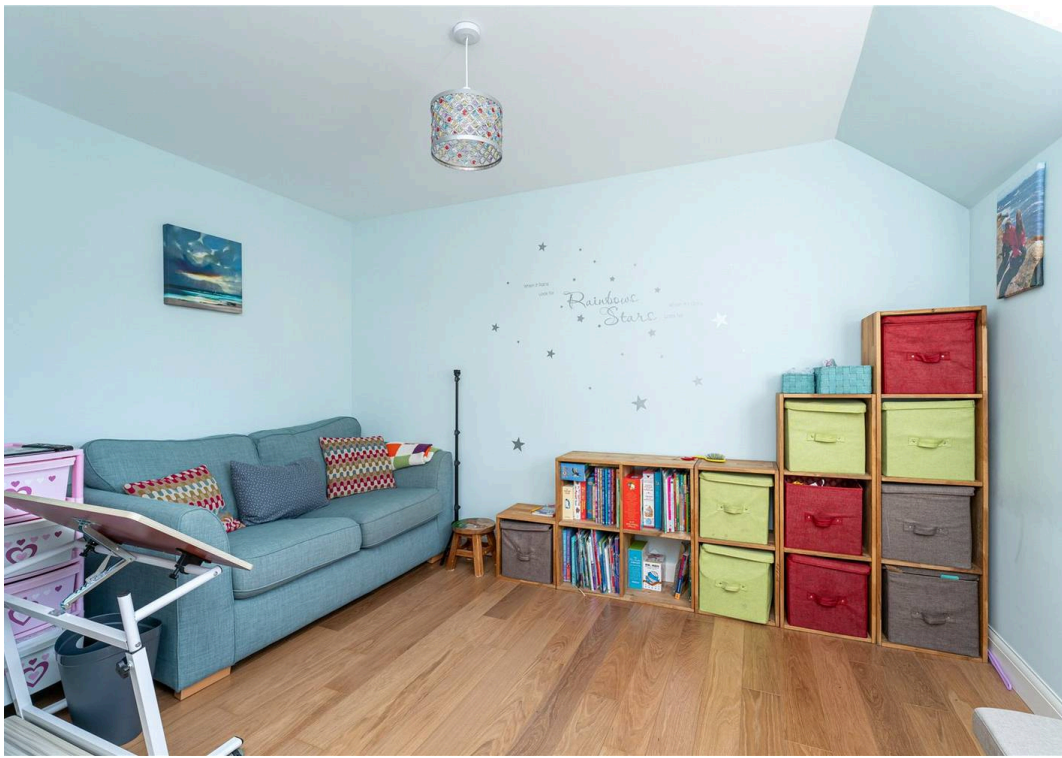
Tenure

Freehold

EPC Energy Efficiency Rating

Band B







Area Insights

28 Mill Hill is positioned down a quiet cul-de-sac in the heart of the pretty village of Chatton. Lying only a few miles east of Wooler and a short drive from the spectacular heritage coastline of North Northumberland, Chatton is one of the area's most popular villages. It is a thriving village with a strong sense of community, offering a wide range of events and clubs, from fishing at the Chatton Trout Fishery to a very well-attended parish church. Although nearby Wooler offers an excellent range of national supermarkets and services, the village of Chatton has a fantastic local shop, a lively public house, the Percy Arms, and a very well-regarded art gallery, all of which would welcome your support.

Around 4 miles to the east lies the attractive village of Belford, often referred to as the "Gateway to the Farne Islands." Belford offers a useful range of everyday amenities including a Co-op, cafés, a pharmacy, and independent shops, making it a convenient and popular hub for local residents.

5 miles west of Chatton is Wooler. Set in the foothills of the Cheviot Hills, Wooler offers further and more mainstream amenities such as an excellent local butcher, baker, The Good Life Delicatessen, a Co-op, pharmacy, and a number of well-frequented pubs and restaurants. Wooler also offers direct access into the Northumberland National Park. Approximately 15 miles south of Chatton, just off the A1, is the market town of Alnwick, home to Alnwick Castle of Harry Potter fame, with a wide range of local amenities and attractions.

About 20 miles north of Chatton, along the A1, is the historic market town of Berwick-upon-Tweed, which has a wealth of cafés and restaurants, The Maltings Theatre and Cinema, a modern leisure centre, and a good choice of doctors and dental surgeries, as well as a local hospital. Berwick also has an East Coast Main Line railway station with regular services to Edinburgh and London. The region offers a range of popular attractions, including historic castles and picturesque villages to explore, alongside a particularly stunning coastline.



For those who enjoy more challenging outdoor pursuits, the Northumberland National Park and the Cheviot Hills are close at hand. The nearby A1 provides straightforward access to both Newcastle and Edinburgh, both of which also offer international airports. Despite the area's proximity to both Edinburgh and Newcastle, it retains a low population density and offers a quality of life that is becoming increasingly rare.

What3words

<https://w3w.co/appointed,glare.convert>

Useful Links

Percy Arms - <https://percyarmschatton.co.uk>

Chatton Village Shop - <https://www.facebook.com/chattonvillagestore>

Chatton Art Gallery - <https://www.thechattongallery.com/the-gallery>

Chatton Trout Fishery - <http://www.chattontroutfishery.co.uk>

Chatton Holy Cross Church - <http://holycross.chatton.uk>

Chatton Village Hall - <http://villagehall.chatton.uk/booking.php>

Free Range Eggs - <http://www.chattonparkfarm.co.uk/rord-hens.php>

Wooler Butcher - <https://farmtofreeze.co.uk>

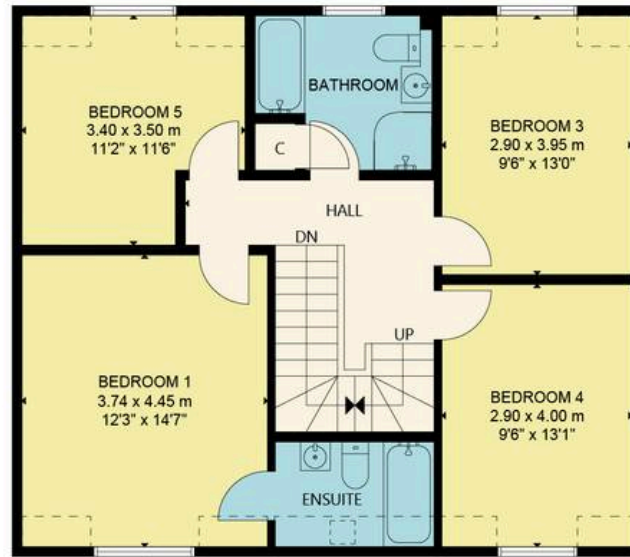
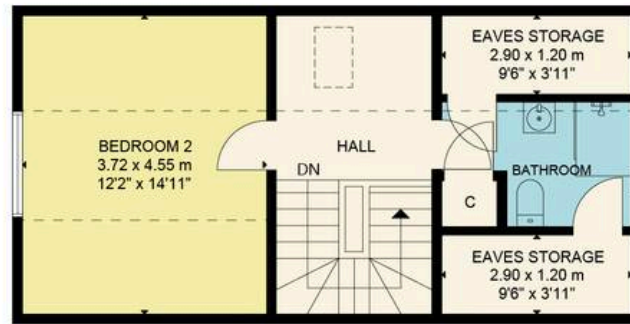
Northumberland National Park - <https://www.northumberlandnationalpark.org.uk>

Fishing - <https://www.fishpal.com/Scotland/Tweed>

Fishing - <https://www.tweedbeats.com>

Longridge Towers School - <https://lts.org.uk>





28 MILL HILL, CHATTON, NORTHUMBERLAND
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,915 SQ FT / 177 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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