



5 Hillside Road, Belford - NE70 7NB

Guide Price £295,000

PATON & CO

SALES | LETTINGS | RURAL



5 Hillside Road

Belford

The property boasts far reaching countryside views looking over Belford Castle and breathtaking countryside beyond.

- Far reaching countryside views
- Open plan dining kitchen
- 2 Bedrooms
- Garage and off-street parking
- Large garden
- Popular village location

Accommodation Comprises

Ground Floor:- Entrance Vestibule, Hallway, Dining Kitchen, Sitting Room.

First Floor :- 2x Double Bedrooms, Shower Room, Separate WC.

Garden Grounds:- 3x Sheds, Garage, Greenhouse, Patio, Off Street Parking, Lawn, Kitchen Garden, Front Garden.



Property Description

5 Hillside is a spacious semi-detached home located in the popular village of Belford only 5 minutes from the Northumberland Coastal route. This 2-bedroom home boasts exceptional views, a garage and off-street parking.

Upon entering 5 Hillside, you're welcomed into a bright entrance vestibule, with a practical utility area conveniently located to the right. From here, a hallway leads to a large, open plan, dining kitchen and a light-filled sitting room, where sliding doors open out to reveal the exceptional, far-reaching views.

As you ascend the staircase from the hall, a window on the half landing perfectly frames the stunning views beyond. The first floor offers two generously sized double bedrooms and a family shower room with a separate WC.

Externally, 5 Hillside boasts a generous multi-level garden that begins with a patio area, complete with a potting shed and greenhouse. Steps lead down to a lower level featuring a gently sloping lawn, well-established planting, a charming clematis-draped canopy over a bench, and an additional garden shed. Beyond this, through a gate, lies the kitchen garden, thoughtfully laid out with raised beds and yet another shed for storage.

To the front of the property, you'll find a private driveway, a garage, and a neatly maintained front garden, offering both convenience and kerb appeal.

Distances

Bamburgh 5 miles, Wooler 8 miles, Berwick upon Tweed 14 miles, Alnwick 15 miles, Morpeth 34 miles, Newcastle Airport 46 miles, Edinburgh City Centre 72 miles. (All distances are approximate)





General Remarks

What3Words

<https://w3w.co/ranges.revealing.legal>

Tenure

Freehold

Council Tax

Band B

Energy Efficiency Rating

Rated E (44)

Services

Mains Water, Sewage and Electricity

Oil Central Heating

Broadband services available

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings (excluding the light shades in sitting room and dining room), and integrated appliances form part of the sale.

Listing and Conservation

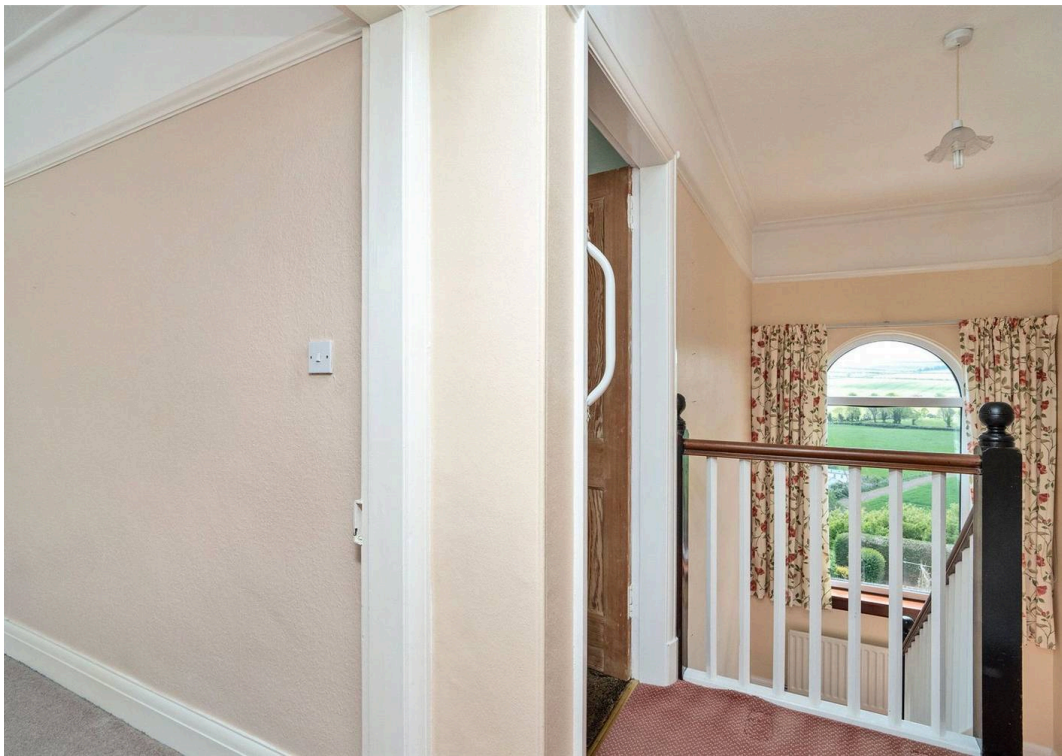
5 Hillside is not listed but falls within the conservation area of Belford.

Agent Note

Please be aware that the property has a possessory title.









Area Insights

5 Hillside is located in the picturesque Northumberland town of Belford, a historic village centred around a charming Georgian High Street. Belford offers a wide range of local amenities, including a medical practice, dentist, post office, Co-op, chemist, two pubs, a farm shop and restaurant, cafés, a launderette, and a well-regarded primary school.

The village has a strong community spirit, with events such as the annual village show and regular services at the popular St Mary's Church, which help raise funds for the local area.

Ideally positioned between Alnwick and Berwick-upon-Tweed, Belford is just minutes from the A1 and only a short drive from the stunning coastline, including Bamburgh, Budle Bay, and the award-winning Embleton Beach. Nearby attractions include Holy Island, the Farne Islands, the Cheviot Hills, and iconic castles such as Alnwick, Bamburgh, Dunstanburgh, and Chillingham.

Berwick-upon-Tweed, just 15 miles away, offers a broader range of shopping, schooling including the private Longridge Towers School, and leisure options, including a theatre and sports clubs.

With excellent transport links, Berwick provides frequent rail services to Edinburgh and Newcastle (around 45 minutes), and London in approximately 3.5 hours. The A1 trunk road also ensures convenient road access both North and South.



Useful Links

Belford Village - <http://www.belfordvillage.co.uk>

Post Office House - <https://www.postofficehouse.com>

Belford Primary - <http://www.belfordprimary.northumberland.sch.uk/website>

Walking in the Cheviots: <http://cheviotwalks.org/>

Chillingham Castle: <https://chillingham-castle.com/>

The Maltings, Berwick - <https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival - <https://www.berwickfoodandbeerfestival.co.uk/>

Mowden Hall School - <https://www.mowdenhallpst.org/>

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

The Duchess's Community High School <https://www.dchs-alnwick.org/>

Walks in the Area - <https://www.visitnorthumberland.com/explore/things-to-do/activities/walking-hiking>

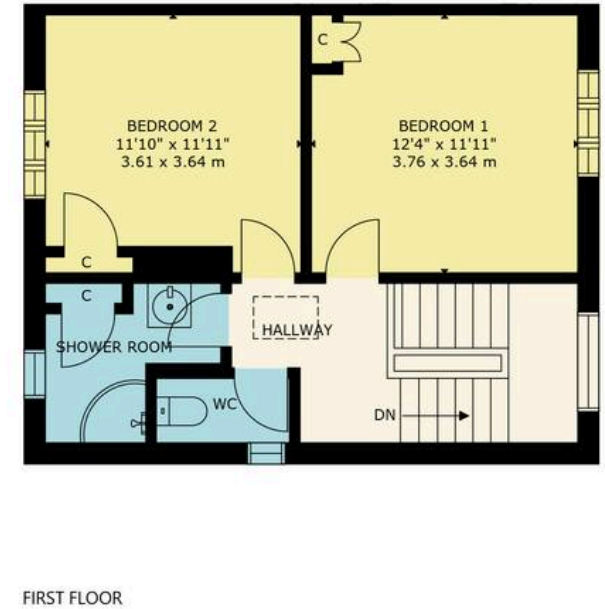
Amazing things to do with Kids - <https://www.dayoutwiththekids.co.uk/things-to-do/north-east/northumberland>

Alnwick Castle - <https://www.alnwickcastle.com/>

Alnwick Gardens - <https://www.alnwickgarden.com/>

Leisure Centre - <https://www.activenorthumberland.org.uk/Centres/Willowburn-Sports-and-Leisure-Centre.aspx>





5 HILLSIDE ROAD NE70 7NB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,108 SQ FT / 103 SQ M
GARAGE 129 SQ FT / 12 SQ M
SUNROOM 64 SQ FT / 6 SQ M
STORE 150 SQ FT / 14 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk



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/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • enquiries@patonandco.com • www.patonandco.com/

PATON & CO
SALES | LETTINGS | RURAL