



## North Farm Cottage Murton Lane Murton Village, Murton NE27 0LR

- Beautifully Located Detached House
- Fantastic Family Accommodation
  - Garden Room
- 3 Generous Bedrooms/Master En-suite
  - Utility/Store/Workshop
- Stunning Views to Rear
- 2 Reception Rooms
- Dining Kitchen
- Shower Room
- Ample Parking/Gorgeous Rear Garden

**£470,000**





Nestled on Murton Lane, this unique detached home presents an exceptional opportunity for families seeking both comfort and stunning natural beauty. With beautiful views over the Murton Equestrian Centre and the surrounding countryside, this property offers a tranquil setting perfect for leisurely walks and outdoor activities.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed dining kitchen with ample wall & floor units with eye level oven and microwave, integrated fridge/freezer and dishwasher. There is also an inviting garden room which creates a warm atmosphere for family gatherings. The ground floor also features a convenient cloakroom, utility room, and a storage area and a workshop catering to all your practical needs.

Upstairs, you will find three generously sized bedrooms all with fitted wardrobes with the third having a convenient pull down Murphy Bed, with the main bedroom also benefiting from an en-suite bathroom. The additional shower room serves the other bedrooms, making it ideal for family living.

Externally, the property is complemented by a good-sized block-paved driveway, offering parking for multiple vehicles. The generous south-facing garden is beautifully tended with ample space for patio furniture, providing a perfect outdoor space for children to play. There are also 12 solar panels to the roof which are owned outright.

Located just a short drive from Tynemouth, North Shields, and the coast, this home is also conveniently close to local shops, schools, and transport links. This property truly must be viewed to appreciate this fantastic accommodation.. Don't miss the chance to make this delightful house your new home.

### Welcoming Reception Hallway

15'5 x 6'8

### Lounge

16'0 x 13'1

### Dining Room

16'3 x 12'8

### Dining Kitchen

20'5 x 8'10

### Garden Room

16'1 x 11'0

### Utility Room

9'4 x 9'0

### Workshop

8'11 x 6'3

### Ground Floor Cloaks

11'7 x 4'1

### Storage Room

6'3 x 6'3

### Inner Hallway

### First Floor Landing

### Shower Room

6'3 x 6'3

### Bedroom One

16'0 x 9'11

### Ensuite Bathroom/w.c.

9'8 x 6'1

### Bedroom Two

16'0 x 9'9

### Bedroom Three

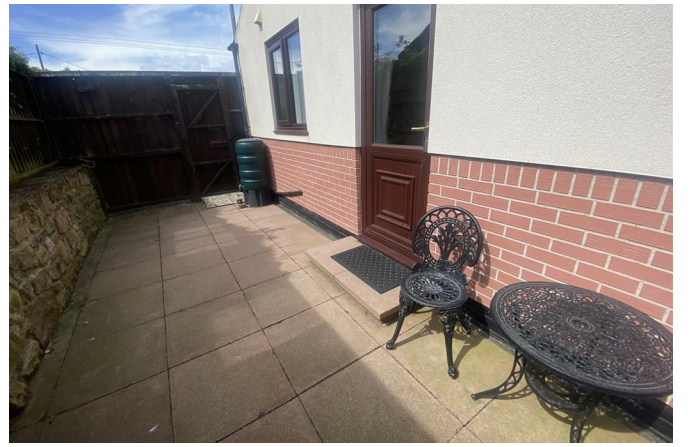
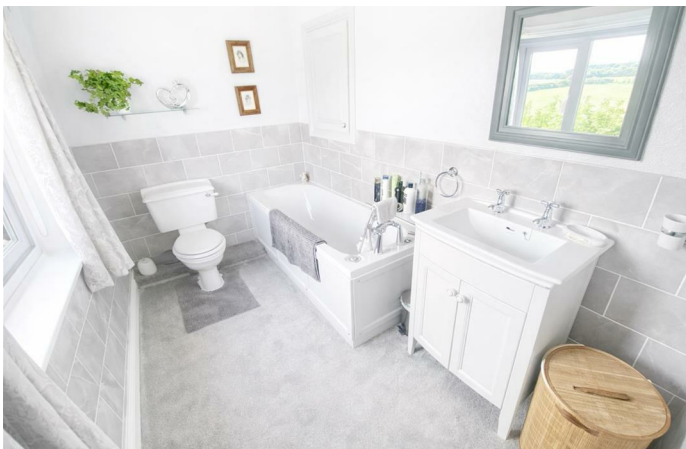
12'8 x 9'6

### Externally

### Disclaimer

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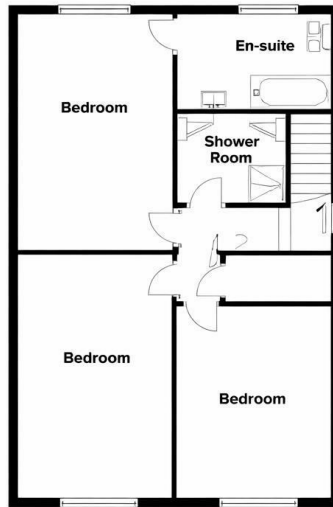




**Local Authority** North Tyneside Council  
**Council Tax Band** E  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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