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ELLINGHAM HALL, NE67

Offers Over £335,000

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This excellent property is situated in the sought-after village of Ellingham, offering a wonderful opportunity to enjoy the peace and character of rural Northumberland. The property provides two excellent bedrooms, alongside a spacious open-plan kitchen, dining and living area, creating a bright and sociable heart to the home.

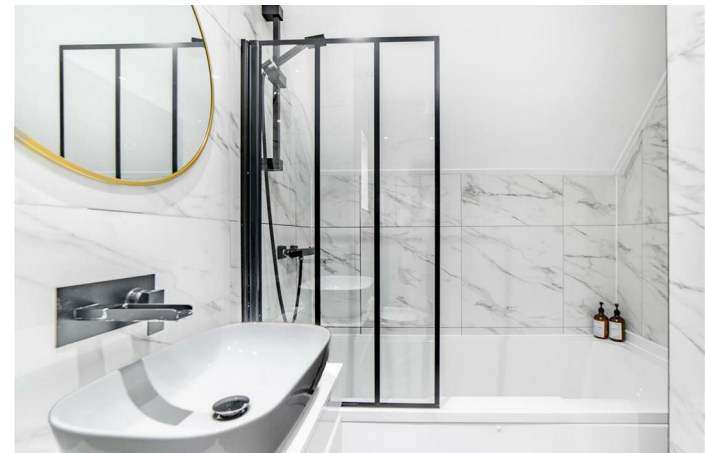
Externally, the property benefits from a private garden, providing a lovely space to relax and enjoy the surrounding countryside.

Ellingham is a charming Northumberland village, ideally positioned for enjoying both the beautiful countryside and spectacular coastline for which the area is renowned. The property is within easy reach of some of Northumberland's most iconic attractions, including Alnwick Castle, Bamburgh Castle and Lindisfarne Castle, while the market town of Morpeth and the city of Newcastle are also within convenient travelling distance.

Combining a peaceful village setting with excellent access to the coast, countryside, historic attractions and nearby towns and cities, this is an excellent opportunity to acquire a home in a particularly attractive part of Northumberland.

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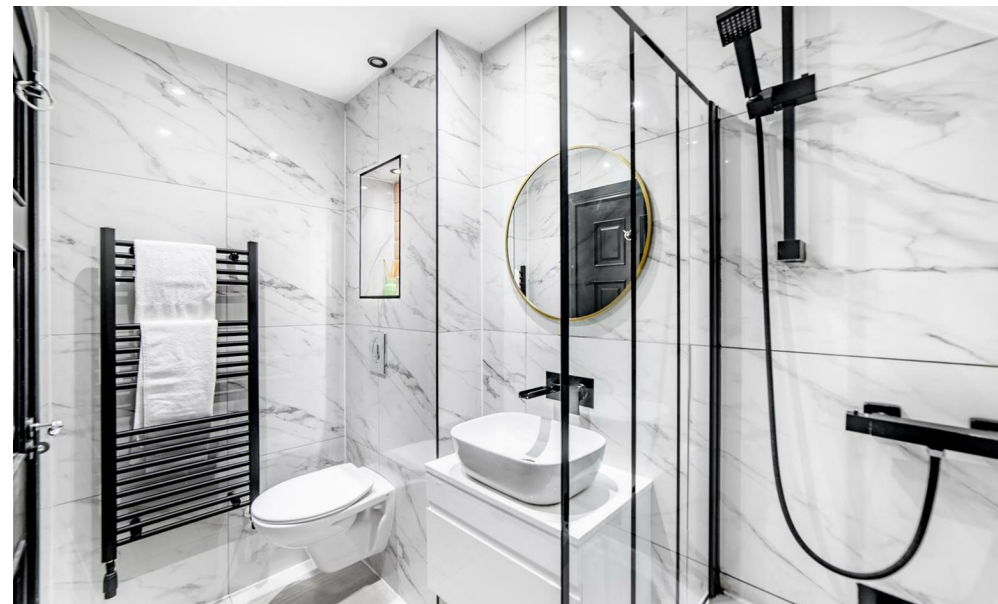
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The internal accommodation comprises: an entrance hall with stairs rising to the first floor, together with access to a useful utility room and ground-floor WC. To the end of the hallway is the well-equipped kitchen, fitted with a range of wall and base units and integrated appliances, with a rear-facing window overlooking the garden and allowing plenty of natural light into the room. Also accessed from the hallway is the open-plan lounge/diner, which benefits from dual aspects, a feature log burner and useful under-stair storage. French doors open directly onto the rear garden, creating an excellent connection between the living space and outside and providing an ideal setting for entertaining.

To the first floor are two well-proportioned bedrooms, including a good-sized double and a smaller second bedroom offering excellent flexibility for use as a home office, study or nursery. The modernised family bathroom is fitted with a WC, hand wash basin and bath with shower over, together with a heated towel rail.

Externally, the property benefits from an enclosed rear garden laid mainly to lawn with paved patio seating areas, providing a pleasant and practical outdoor space for relaxing, family life and entertaining.



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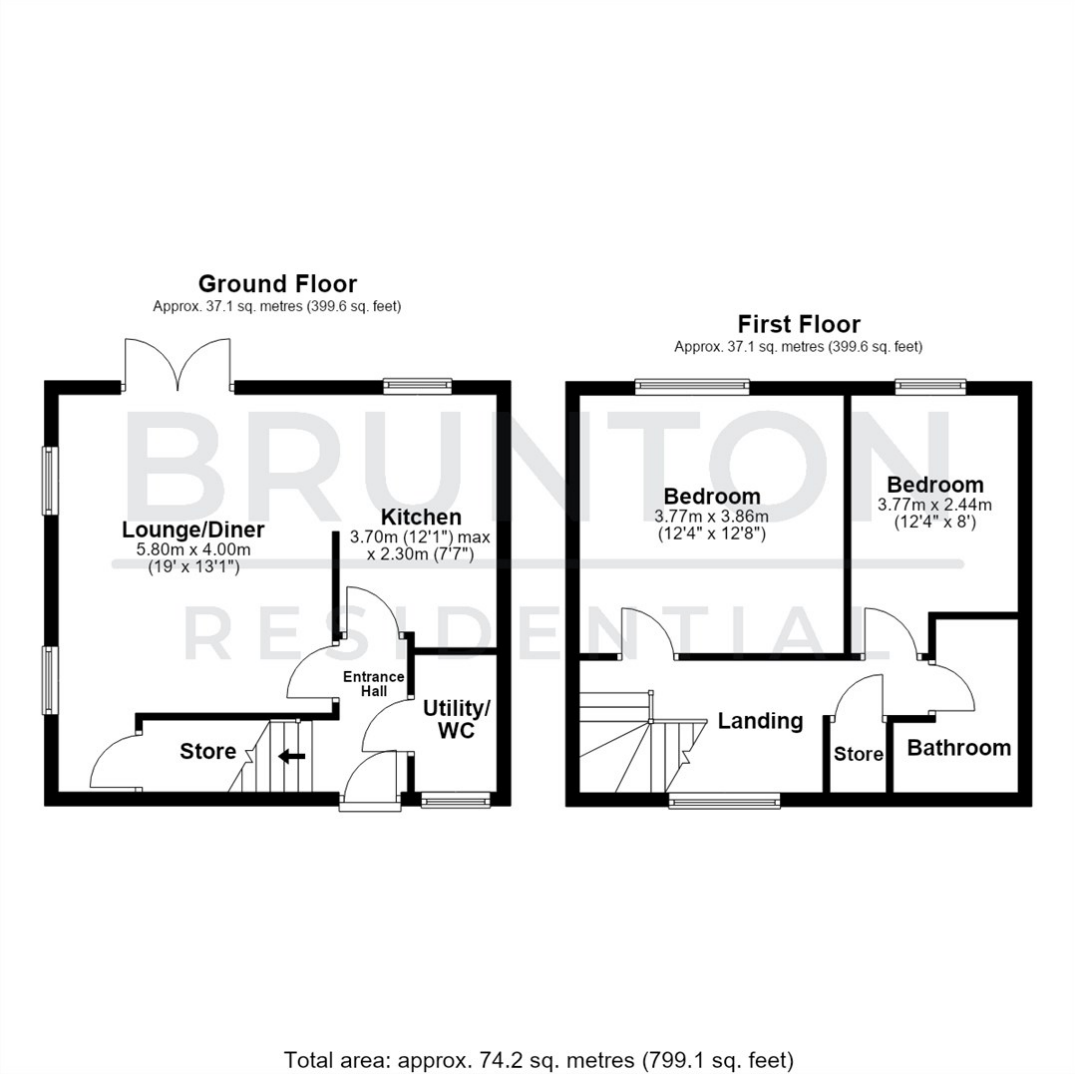
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		