



Chapeltrees

Belford



## Chapeltrees, Belford, Northumberland, NE70 7HS

**Chapeltrees is a superb, four bedroom stone built detached house, occupying a stunning private garden site of approx. 0.7 acres, with open aspect rural views towards the coast, a long gravel driveway and parking for several cars, and timber shed/log store - located approx. 3 miles south of Belford just off the A1 - an ideal main or second home - NO UPWARD CHAIN**

Chapeltrees is a fabulous four bedroom, 'Potton' kit detached house, with accommodation set over two floors, and traditional design features to include exposed beams - note: structural that cannot be removed - within the living and bedrooms, attractive brick inglenook style fireplace with a cast iron stove and oak latch doors.

Ground floor - Lovely reception hall with a staircase and doors to the living room and kitchen/dining room | Ground floor cloakroom/WC | Fabulous sitting room with triple aspect windows overlooking the garden with views to the coast, brick inglenook fireplace with an inset stove, and feature exposed beams | Generous open plan family kitchen and living/dining space, fitted with a range of wood cabinets and a window with great rural views, exposed beams and a door to the rear | French doors open to a large versatile garden room with doors opening to the garden.

First floor - First floor landing | Master bedroom with great elevated views to the coast, exposed beams and built in storage | Ensuite bathroom/WC | Two further bedrooms with eaves storage | Single bedroom four | Family bathroom with corner bath, basin and WC.





Externally - Chapeltrees is situated in a stunning location just off the A1, with a sweeping gated gravel driveway that leads to the house and detached timber shed/store, which could easily lend itself as a summerhouse, with electric supply, and a lean to log store - the plot, circa 0.7 acres, is surrounded by open fields and beautiful countryside with excellent privacy, and an abundance of wildlife. The garden is predominantly lawned, with a lovely enclosed, mature orchard with cherry, plum, hazel and apple trees to the north eastern corner.

The property is situated in an idyllic rural setting, providing a perfect base from which to enjoy the beautiful Northumberland coastline and Cheviot hills - there are a number of good pubs and restaurants in the coastal villages, and the closer villages of Bamburgh, Lucker, Belford and Warenford. Belford offers a range of local amenities including supermarket/shops, award winning Summerhills Farm shop, cafes, Church and village First school. There is easy access to the A1 with the Purdy Lodge Services, garage & shop approx. 1.4 miles to the south. Alnwick & Berwick upon Tweed offer a wider range of amenities including Shops and supermarkets, pubs/ restaurants and hotels, a Hospital and schools for all ages. Mainline stations at both Alnmouth and Berwick provide regular and direct services to Newcastle upon Tyne, London King's Cross and Edinburgh. with Newcastle International Airport for domestic and international flights.

Agents Note - the beams in the property are structural to the 'Potton' home design, and cannot be removed.

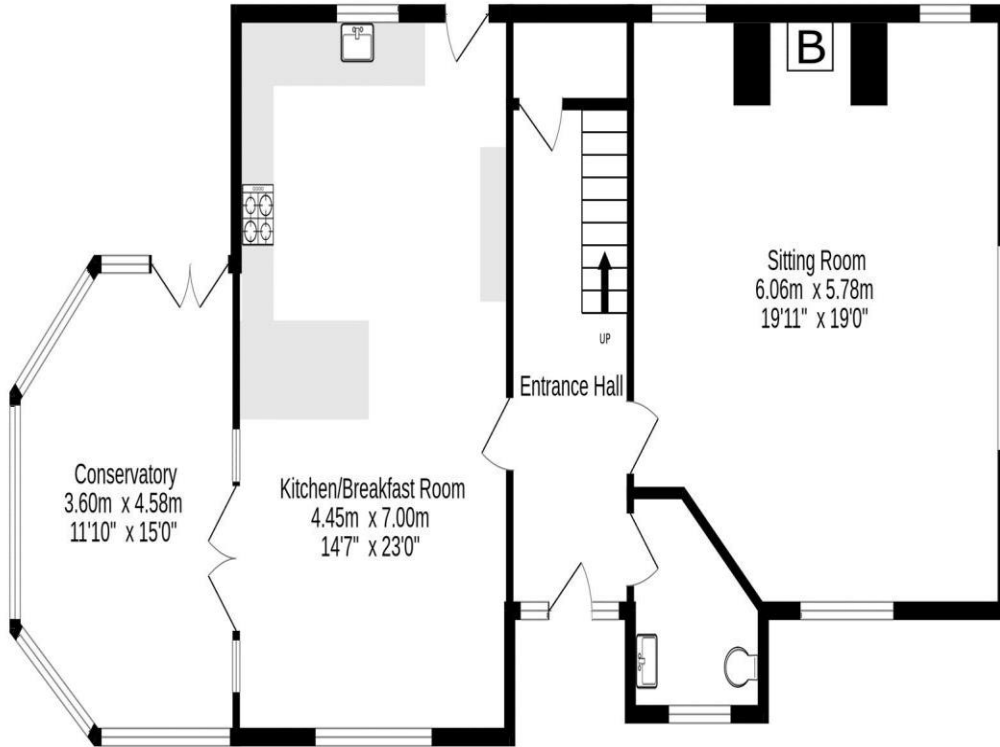
Directions - Head north on the A1, after passing Purdy Lodge Services take the right hand turn to Adderstone Mains. Drive a short distance down this road and the driveway entrance to Chapeltrees is on the right, opposite the Grade II listed C19th former lime kiln.

Approx. distances - Bamburgh - 6 miles Alnwick 14 miles - Wooler 11 miles - Berwick upon Tweed 17 miles - Morpeth 32 miles - Newcastle upon Tyne 48 miles

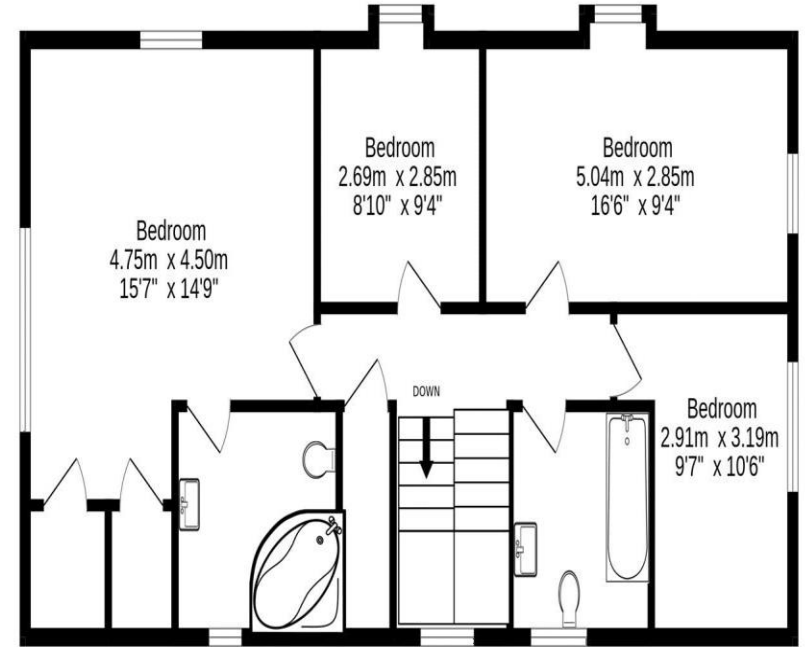
Services: Mains Electric & Water | Storage Heaters | Septic Tank | Tenure: Freehold | Council Tax: Band F | EPC: D

**Guide Price £475,000**

Ground Floor  
93.7 sq.m. (1008 sq.ft.) approx.



1st Floor  
72.6 sq.m. (781 sq.ft.) approx.



TOTAL FLOOR AREA : 166.3 sq.m. (1790 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.





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