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BOTHAL, MORPETH, NE61

Offers Over £595,000

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home is where the
HONEY IM HOM
HAPPINESS IS HOMEMA
THERES NO PLACE LIKE
HOME
Bothal Barns Drift
HOME SWEET HOME
NINJA
Biscuits
Bread

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IMPRESSIVE CONVERSION | STYLISH INTERIOR DESIGN | GENEROUS PLOT WITH VIEWS

Unique three to four-bedroom detached conversion in Bothal offering versatile accommodation, a substantial plot and a self-contained annexe with great potential that was previous run as a successful holiday let.

The property features an impressive open-plan lounge and dining area with a vaulted ceiling, exposed beams, extensive glazing and French doors opening the front and the rear patio. The fitted kitchen includes integrated appliances, an electric oven and a biomass pellet range cooker. The annexe is also on the ground floor with large lounge/kitchen/diner, a double bedroom and en-suite Jack and Jill bathroom. The first floor provides two further bedrooms and a bathroom. The main bedroom benefits from an en suite shower room and freestanding bath positioned to enjoy countryside views.

Set in beautiful countryside, this property occupies approximately two-thirds of an acre, with a large gravel driveway, extensive patio areas, a covered outdoor bar, and a private annexe garden. Further features include a hot tub, solar panels, and an air source heat pump providing underfloor heating downstairs and radiators upstairs, creating a versatile home with substantial outdoor space and flexible accommodation. The annexe living room also offers potential to be used as a permanent bedroom if required.

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An entrance lobby opens into the central hallway, with stairs leading up to the first floor. The hallway provides access to the lounge/diner and main kitchen, while an office, utility room, and convenient WC are positioned on the opposite side.

The lounge/diner is an impressive open-plan reception space with a vaulted ceiling, exposed timber beams, tiled flooring and extensive glazing. French doors open onto the rear patio, while a log-burning stove provides a focal point. The adjoining kitchen is fitted with grey wall and base units, dark work surfaces, integrated appliances, an electric oven, a biomass pellet range, and a breakfast bar. The self-contained annexe is accessible from the hall while also having a separate entrance and comprises a kitchen/diner/living room, a ground-floor bedroom, and a bathroom. The living room also offers potential to be used as a permanent bedroom if required.

Stairs lead up to the first-floor landing, giving access to two further bedrooms and a bathroom. The main bedroom is generously proportioned and benefits from an en suite shower room and a freestanding bath positioned to enjoy views across the surrounding countryside. The second bedroom features exposed beams and a Velux window, while the additional bathroom serves the remaining bedroom.

The property occupies generous grounds with a large gravel driveway providing ample parking, lawned gardens, and extensive patio areas. The rear patio provides an excellent outdoor seating area, with a covered bar and further seating space overlooking the surrounding countryside. The annexe also benefits from its own private garden. Additional features include a hot tub, solar panels, and an air source heat pump providing underfloor heating downstairs and radiators upstairs. The property enjoys an attractive semi-rural setting with open countryside surrounding the home, while the annexe provides flexible accommodation suitable for guests, a dependent relative, or holiday let use.

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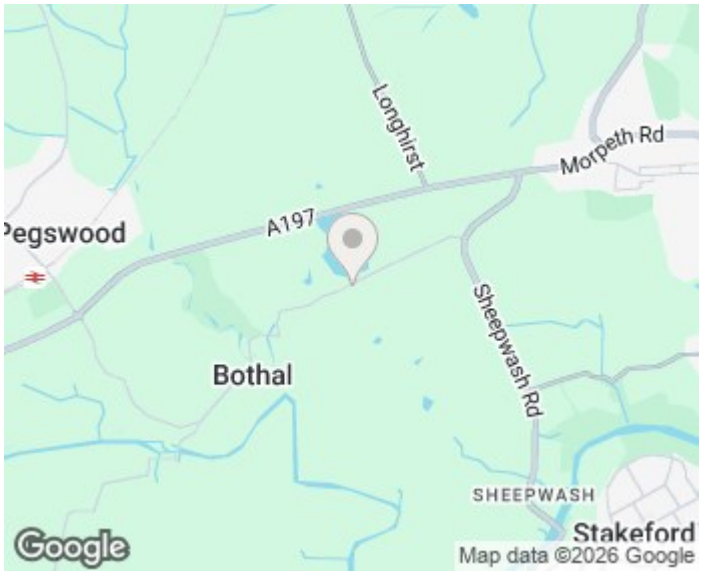
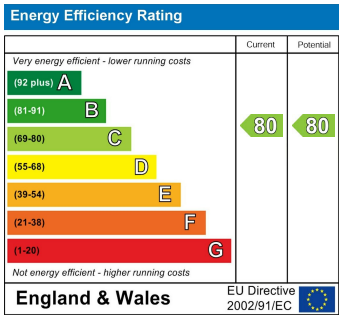
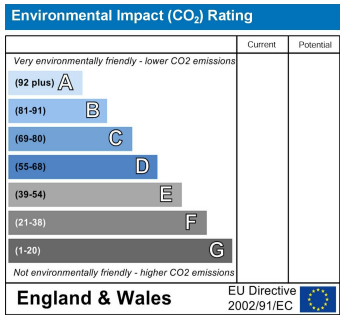
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C