

South View 2 Middle Farm Cottages

Seghill, Cramlington, NE23 7DZ

£675,000

Trading Places

Coastal and Country Property Specialists

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Trading Places are delighted to welcome to the market South View, an impressive and characterful country home steeped in history and dating back to circa 1870. Tucked away in a peaceful setting, this truly unique property is a hidden gem, boasting a beautiful private rear garden, an abundance of original features and miles of scenic countryside walks literally on the doorstep. An ideal home for those who enjoy walking, cycling, horse riding and the great outdoors.

The ground floor briefly comprises a welcoming entrance porch, hallway, spacious lounge with a walk in bay window and feature fireplace, and an impressive open plan breakfasting kitchen, dining and living space with bi-fold doors opening onto the stunning rear garden. A utility room and ground floor shower room complete the ground floor. To the first floor are three generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes, a further single bedroom and a stylish four piece family bathroom.

Externally, the property is accessed via a private road shared by the residents of Middle Farm and benefits from parking to the front, along with a detached single garage. To the rear is a substantial and beautifully established mature garden, featuring a generous patio ideal for outdoor dining and entertaining, a charming garden fountain, beautiful lawn and an impressive collection of mature trees, shrubs and planting, with established borders providing excellent privacy.

This freehold property further benefits from double glazing, oil central heating, mains electricity, water and sewerage.

An internal viewing is essential to fully appreciate the character, setting and exceptional gardens this remarkable country home has to offer. To arrange your private viewing, please contact Trading Places on 0191 251 1189. EPC Rating D. Council Tax Band E.



Porch

A welcoming entrance porch featuring a useful storage cupboard, tiled flooring, central light and two windows to the front elevation. Doors lead to the ground floor shower room and hallway.

Ground Floor Shower Room

A well appointed shower room comprising a shower cubicle, WC and wash hand basin. Window to the front elevation providing natural light, with a central light point.

Hallway

A spacious hallway providing access to the breakfasting kitchen, living/dining room and lounge, with an external door leading to the rear garden. Stairs rise to the first floor, with two pendant light fittings and a radiator.











Lounge

20'5" x 16'6" (to the longest point) (6.24 x 5.03 (to the longest point))

A beautifully appointed reception room featuring a charming fireplace and a large walk in bay window overlooking the rear garden. A door provides direct access to the garden. Finished with carpeted flooring, two radiators and a central light fitting.

Living/Dining Room

20'2" x 14'9" (6.17 x 4.50)

A spacious and versatile reception room featuring a charming feature fireplace recess with decorative tiling and a wooden beam above, creating an attractive focal point. Bi-fold doors overlook and open directly onto the gorgeous rear garden, creating a wonderful connection between the indoor and outdoor living spaces. The room is open plan to the impressive breakfasting kitchen, with the current owner having thoughtfully opened up the original layout to create a generous and sociable living space. Finished with spotlights and two radiators.

Breakfasting Kitchen

18'4" x 11'8" (5.60 x 3.56)

A beautifully appointed and stylish breakfasting kitchen, seamlessly flowing from the living/dining room to create an impressive open plan family space. Fitted with a range of wall, base and drawer units, incorporating a sink and drainer, together with a matching central breakfasting island providing additional worktop and storage space. Two pendant light fittings hang above the island. There is space for a range style cooker with extractor hood over. Further features include spotlights, a radiator and a window to the front elevation. Doors lead to a useful pantry and separate utility room.





















Utility Room
10'5" x 7'4" (3.18 x 2.25)
A practical utility room fitted with matching base units and incorporating a sink and drainer. There is space and plumbing for a washing machine, a window to the front elevation and spotlights.

First Floor Landing
A large landing providing access to all bedrooms and the family bathroom. The landing benefits from a useful storage cupboard, loft access, carpeted flooring, a radiator and a central light fitting.

Bedroom One
20'8" x 13'3" (6.32 x 4.04)
A grand principal bedroom featuring a walk in bay window overlooking the stunning rear garden. The room benefits from floor to ceiling fitted wardrobes, providing excellent storage. Finished with carpeted flooring, two radiators and a central light fitting.

Bedroom Two
21'10" x 15'7" (6.68 x 4.77)
Another impressive double bedroom featuring a charming feature fireplace and two windows overlooking the beautiful rear garden. The room also benefits from a useful storage cupboard, two pendant light fittings and two radiators.

Bedroom Three
22'1" x 10'0" (6.74 x 3.05)
A generously proportioned double bedroom featuring a lovely feature fireplace and two windows to the front elevation, enjoying gorgeous views across the surrounding countryside. Finished with a radiator and central light fitting.

Bedroom Four
12'2" x 7'6" (3.72 x 2.31)
A well appointed fourth bedroom featuring a window to the rear elevation, complemented by decorative panelling surrounding the window. Finished with a central light fitting and radiator.

Bathroom
A stylish and contemporary family bathroom, beautifully appointed with a vanity unit incorporating a wash hand basin, WC, freestanding bath and a large walk in shower. The shower area is finished with attractive tiling, complemented by tasteful wall panelling throughout the remainder of the room. A window to the rear elevation provides natural light, with recessed spotlights and a radiator completing the space.

External
The property is approached via a private road, shared by the residents of Middle Farm, and benefits from parking to the front, together with an additional single detached garage.
To the rear is a truly impressive and substantial mature garden, offering a wonderful sense of privacy and tranquillity. A generous patio area provides the perfect setting for outdoor dining and entertaining, leading onto an expansive and beautifully maintained lawn. The garden has an established collection of mature trees, shrubs and plants, with well stocked borders providing additional privacy and creating a stunning backdrop to the home. A beautiful and enviable outdoor space that can be enjoyed throughout the seasons.

Detached Single Garage











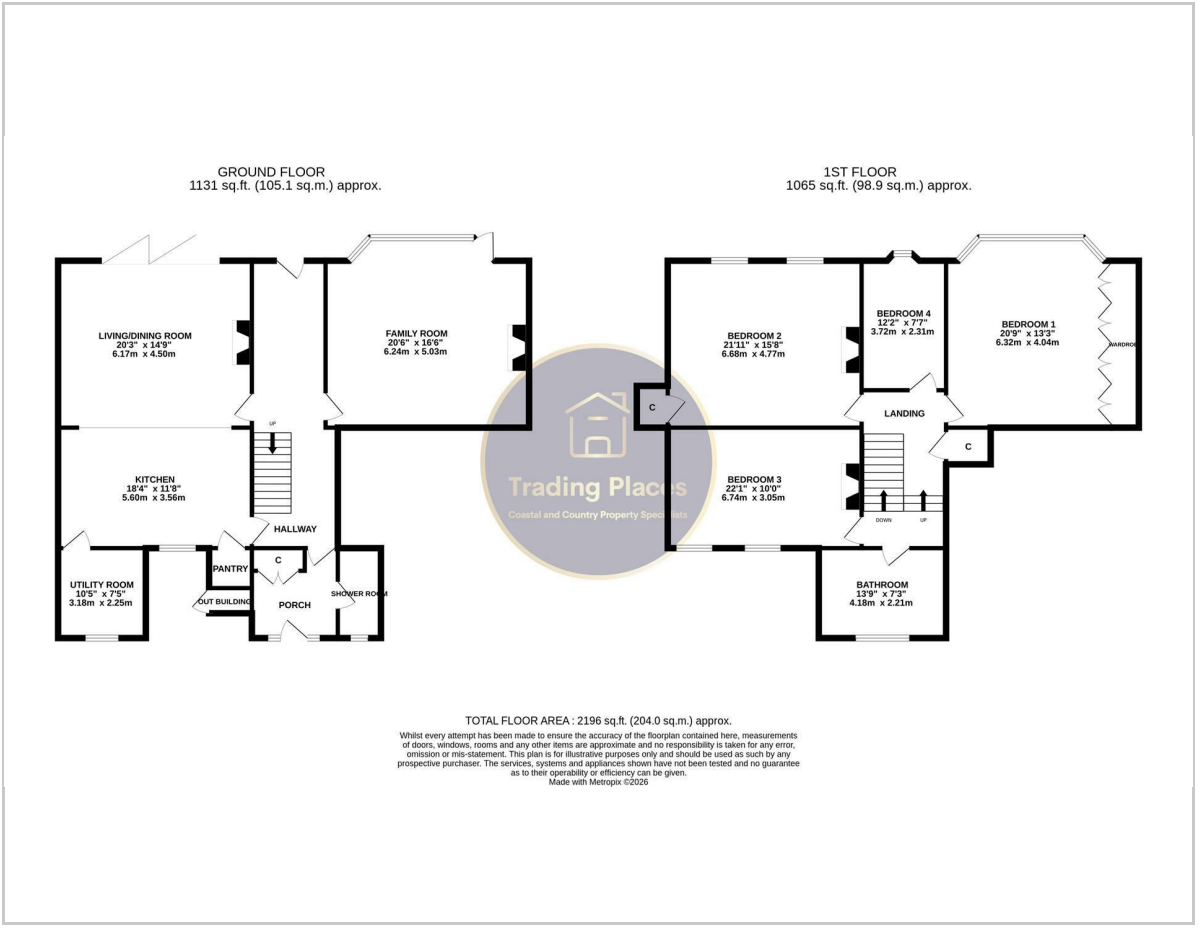




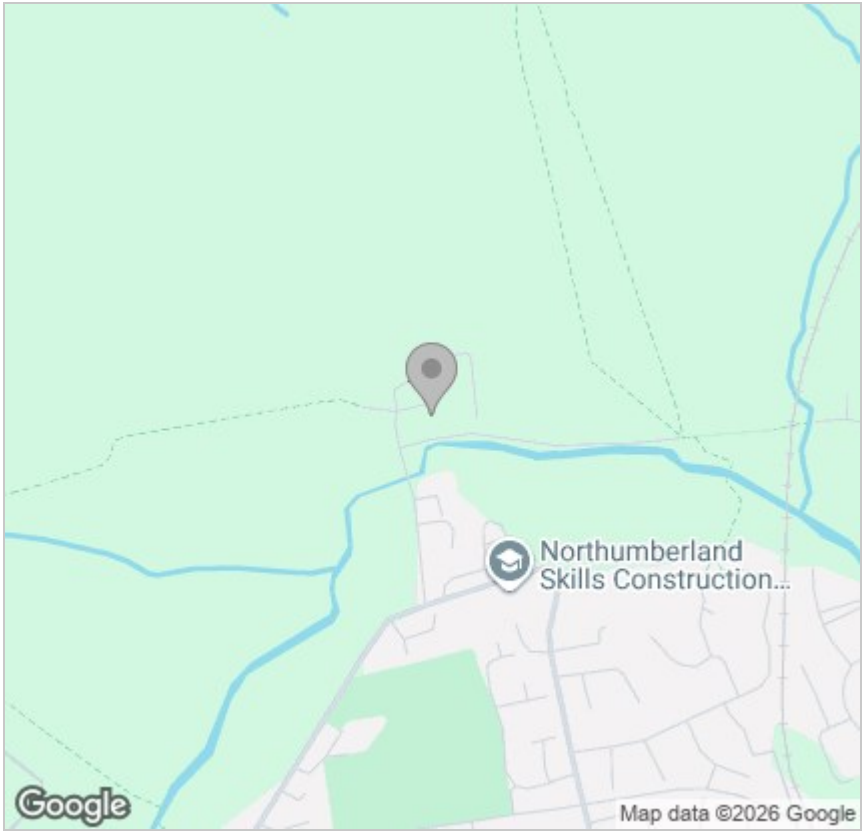




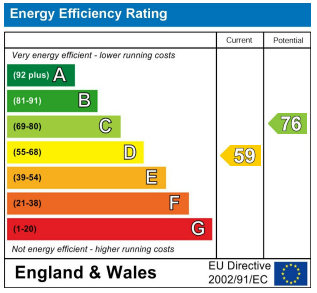
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Trading Places Office on 0191 251 1189
if you wish to arrange a viewing appointment for this property or require further information.

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