

# SIGNATURE

## NORTH EAST

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📍 Home Farm Cottages, Morpeth NE65 9JH

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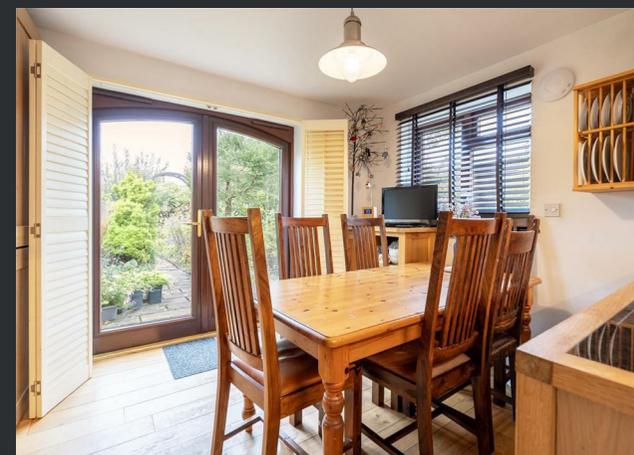
**Offers Over £375,000**

Signature North East welcomes you to this charming three-bedroom semi-detached home, perfectly positioned in the desirable village of Swarland, Morpeth. Extended in 2006, this beautifully maintained property offers an appealing blend of comfort and character. The home features wood flooring with insulation beneath throughout much of the property, ensuring warmth and efficiency. Set within a peaceful location surrounded by greenery, it enjoys close proximity to a park with a children's play area, tennis courts, and a football field. Nearby, you'll find the popular café Nelson's at the Park, a well-regarded primary school, and a welcoming village hall hosting local events and clubs. Swarland is conveniently located near the A1, offering easy access to both Alnwick and Morpeth.

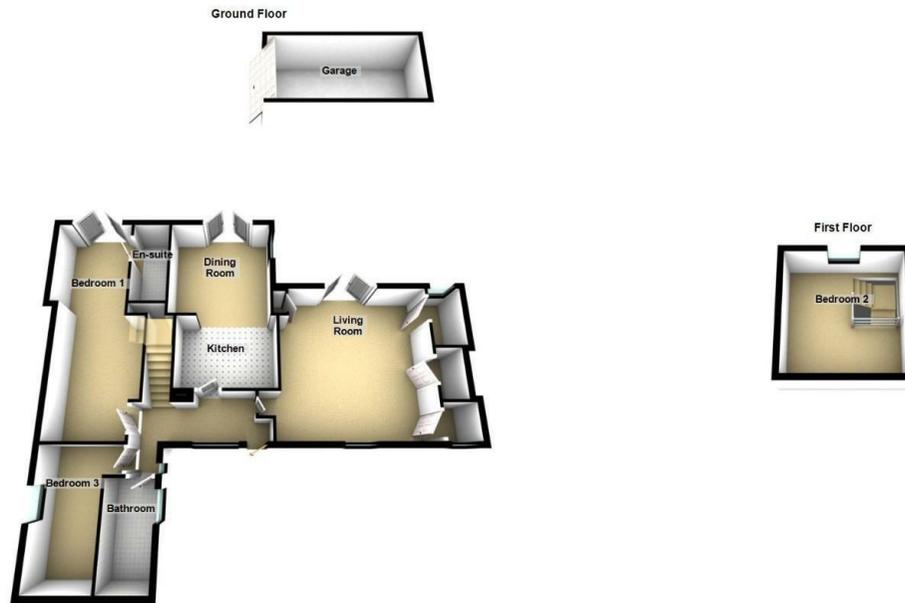
The entrance hallway opens into a spacious living room with large windows and French doors leading to the rear garden, filling the space with natural light. A cosy log burner adds warmth and charm. From the hallway, step into the kitchen and dining area, featuring stylish wall and base units, sleek countertops, and a freestanding Rangemaster cooker. The adjoining dining space is perfect for entertaining, with further French doors providing direct access to the garden.

The ground floor offers two bedrooms, including a generous principal double bedroom with an en suite and French doors to the garden. A period-style family bathroom completes this level, fitted with a bathtub, overhead shower, wash basin, and WC. Upstairs, bedroom two is a spacious double, offering flexible living space.

Externally, the property boasts a lovely rear garden with a small lawn and a patio area, perfect for entertaining or relaxing outdoors. To the front, a charming courtyard enhances the property's kerb appeal. Off-street parking is available via a garage and generous driveway to the rear. This is a superb opportunity to enjoy tranquil village living in an idyllic Northumberland location.



# PROPERTY FLOORPLAN



Total area: approx. 122.8 sq. metres (1322.3 sq. feet)

## Measurements:

Living Room  
15'8" x 16'4"

Kitchen  
7'7" x 8'9"

Dining Room  
10'4" x 10'11"

Bedroom One  
23'5" x 8'9"

En Suite  
8'8" x 3'0"

Bedroom Two  
12'0" x 11'10"

Bedroom Three  
12'8" x 7'8"

Bathroom  
8'3" x 4'9"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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