



Farriers Rise | Shilbottle | NE66 2EN

£225,000

Nestled in the popular village of Shilbottle lying close to the larger historic town of Alnwick and situated on a small pretty development overlooking a green to the front, this extended four bedroom modern property offers excellent and well-proportioned accommodation throughout. Suiting couples and young and growing families, the property benefits from three double bedrooms and one single bedroom together with a spacious conservatory, UPVC double-glazing and gas fired central heating.

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END TERRACED HOUSE

GARAGE, DRIVEWAY & GARDENS

FOUR BEDROOMS

POPULAR RESIDENTIAL VILLAGE

**THROUGH LOUNGE, DINING ROOM &
SPACIOUS CONSERVATORY**

**GAS CENTRAL HEATING & UPVC DOUBLE
GLAZING**

**POPULAR RESIDENTIAL VILLAGE
LOCATION**

**EASY ACCESS TO ALNWICK TOWN
CENTRE & THE A1**

For any more information regarding the property please contact us today

7 Farriers Rise, Shilbottle, Alnwick, NE66 2EN

Upon entering the property, the practical hallway provides access to the ground floor rooms and a staircase to the first floor together with a downstairs w.c. and useful storage cupboard. The warm and inviting through lounge and dining room is perfect for everyday family living and French doors access the conservatory which overlooks the rear garden. The bright and airy conservatory is a versatile room which has many uses from a dining and sitting room to a family room. The kitchen is well equipped with a range of modern wall and base storage units along with a fitted hob, oven and extractor and integrated washer and space for fridge freezer.

From the landing to the first floor, there are two double bedrooms and a single room along with a family bathroom with panelled bath and overhead rainwater shower head and fully tiled walls. The fourth bedroom is situated to the second floor, a perfect choice for the main bedroom or teenage space.

Outside the property occupies a corner position with a lawned garden to the front and side with a pathway to the entrance door. A gated pathway leads alongside the property to the rear garden which is lawned and with a generous paved patio area which is a great space to sit, relax and enjoy the summer months and for outdoor entertaining. The garden is bordered by a brick wall providing privacy and there is a courtesy door to the single garage and a rear gate which leads to the driveway and to the garage up and over door. This property has a lovely warm atmosphere and has been a treasured young family home for many years presenting a superb opportunity to acquire a good sized and well-balanced home.

Shilbottle is a village with a huge community spirit, the community village hall holds many events and is a meeting place for a variety of groups and classes. The local primary school has an excellent reputation and there is a selection of local shops along with a takeaway and restaurant.

For a larger choice of shops, supermarkets and restaurants, Alnwick is just a short drive away. The coastal villages with fabulous sandy bays are all within easy reach with the pretty beach in Alnmouth being the closest. Shilbottle is serviced by local buses to Alnwick and Morpeth with connections to Berwick and Newcastle and the train station in Alnmouth provides a fast train service to Edinburgh and Newcastle. There are excellent transport links and easy access to the A1 and its motorway links throughout the country.

If you are looking for a property in a village location with fabulous walks in the surrounding fields and the convenience of shops on the doorstep, we would strongly recommend an early viewing of this delightful property.

ENTRANCE HALL

Entrance door | Storage cupboard | Stairs to first floor | Radiator | Laminate flooring

DOWNSTAIRS W.C

Pedestal wash-hand basin | Low level W.C | Radiator | Window to side

THROUGH LOUNGE-DINING ROOM

19'5" (5.92m) max x 10'10" (3.30m) max
Window to front | French doors to rear | Radiators | Laminate flooring

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KITCHEN 9'3" (2.82m) max x 8' (2.44m) max

Window and door to rear into conservatory | Range of wall and base units with work surfaces and one and a half bowl sink unit with mixer tap and tiled splashback, fitted hob with oven and extractor over, integrated washer and space for fridge freezer

CONSERVATORY 18'9" (5.72m) max x 8'1" (2.46m) max

UPVC double-glazed construction onto brick | Door to side and French doors to rear | Tiled floor | Light and power

FIRST FLOOR LANDING

Window to side | Stairs to second floor

BEDROOM TWO 10'10" (3.30m) max x 9'7" (2.29m) max

Window to front | Radiator | Built in wardrobe in recess

BEDROOM THREE 10'10" (3.30m) max x 9'9" (2.97m) max

Window to rear | Radiator | Wardrobe

BEDROOM FOUR 8'6" (2.59m) max x 8'1" (2.46m) max

Window to rear | Radiator

BATHROOM

Window to front | Panelled bath with overhead rainwater shower and shower screen | Vanity wash-hand basin | Low level W.C | Towel radiator | Tiled walls and floor

SECOND FLOOR LANDING

BEDROOM FOUR

13'11" (4.24m) max x 12'8" (3.86m) max (sloping ceilings)

Double-glazed roof light windows to front and rear | Radiator | Storage cupboard and storage undereaves

OUTSIDE

To the front there is a lawn garden to front and side, with a paved pathway leading to the entrance door and extending to the gated side pathway into the rear garden.

Bordered by a brick wall, the garden offers a good degree of privacy with a lawned garden and a generous paved patio for relaxing and entertaining during the warmer months of the year.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to the Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Single Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: Currently awaiting EPC



AL009460/LP/TB/03.03.26/V1



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Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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