



Hannah's House, High Street, Belford - NE70 7NH

Guide Price £280,000

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Hannah's House, High Street

Belford

Hannah's House is a spacious Grade II Listed period home nestled in the heart of the popular Northumbrian village of Belford.

- Spacious Family Home
- Popular Village Location
- Within Walking Distance of Amenities
- Sociable Dining Kitchen
- Low Maintenance Courtyard Garden

Accommodation Comprises

Ground Floor – Entrance Vestibule, Sitting Room, Open Plan Dining Kitchen Living Space.

Lower Ground Floor – Conservatory, Storage Room, Utility, Shower Room, Walk in Store.

First Floor – Three Large Double Bedrooms, Spacious Landing & Hallway, Family Bathroom.



Property Description

Hannah's House is a charming Georgian home, ideally situated in the heart of the picturesque Northumbrian village of Belford. This delightful period property offers generously proportioned accommodation arranged over three floors, seamlessly blending character features with comfortable modern living.

The welcoming entrance vestibule opens into a sitting room, where a wood-burning stove sits within a striking stone fireplace, perfect for cosy evenings. To the rear, a large dining kitchen features a Belfast sink, range cooker, integrated dishwasher, and ample space for a dining table and relaxed seating area.

From the kitchen, steps lead down to a characterful conservatory with exposed stone walls and access to a useful walk-in store. This lower ground level also benefits from a separate shower room and a generous utility/storage room with plumbing for laundry appliances.

Upstairs, the home offers three well-proportioned double bedrooms, two with built-in storage, and a stylish family bathroom complete with a roll-top bath and a separate shower.

Externally, a private rear courtyard provides a quiet south facing outdoor space. Although central the property benefits from ample on-street parking to the front.

Distances

Bamburgh 5 miles, Wooler 8 miles, Berwick upon Tweed 14 miles, Morpeth 34 miles, Alnwick 15 miles, Newcastle Airport 46 miles, Edinburgh City Centre 72 miles. (All distances are approximate)





General Remarks

What3words

<https://w3w.co/vipers.weedy.concerned>

Tenure

Partial Flying Freehold

Council Tax

Band C

Energy Efficiency Rating

NA, as listed building.

Services

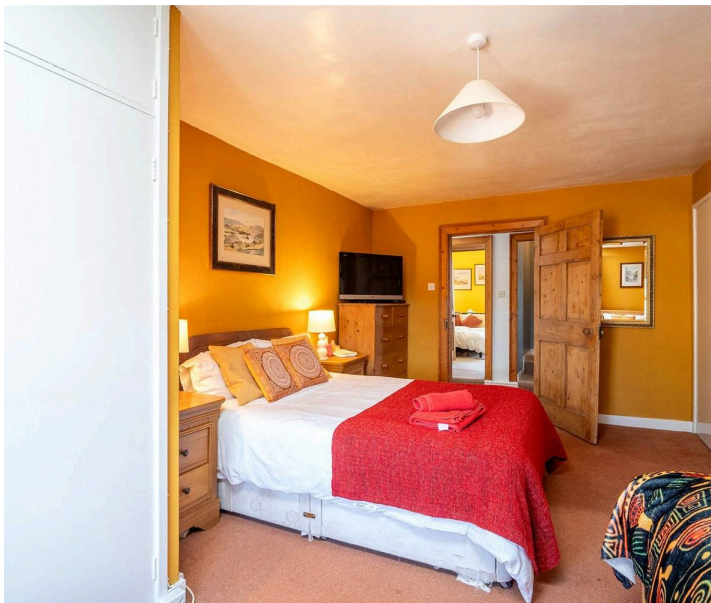
Mains electricity, water, drainage, gas central heating. Fibre broadband services are available.

Fixtures and Fittings

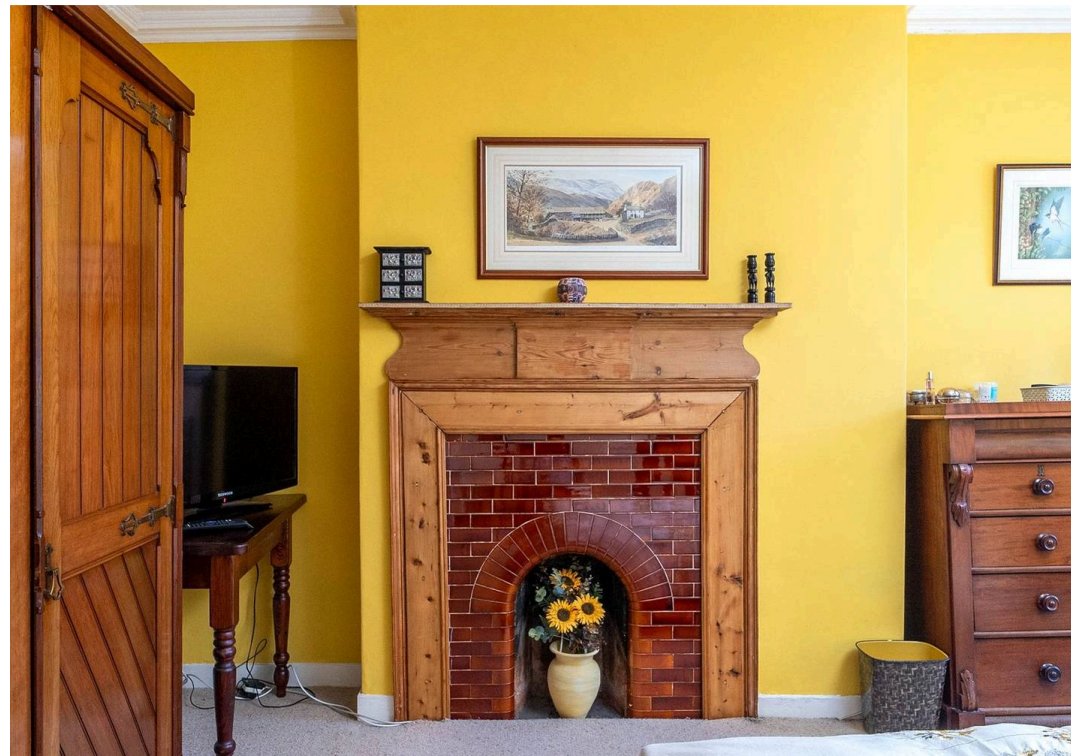
All fitted carpets, curtain poles, blinds, light fittings (excluding lampshades), and integrated appliances, including the range cooker, are included in the sale.

Listing and Conservation

Hannah's House is Grade II listed and lies within the conservation area of Belford.











Area Insights

Hannah's House is perfectly located in the heart of Belford, a picturesque Northumbrian village centred around a charming Georgian High Street.

The village offers excellent local amenities, including a medical centre, dentist, post office, Co-op, pharmacy, public houses, cafés, a farm shop and restaurant, launderette, and a well-regarded primary school.

A strong community spirit thrives through events like the annual village show and regular services at St Mary's Church.

Ideally positioned between Alnwick and Berwick-upon-Tweed, Belford is minutes from the A1 and close to Northumberland's stunning coastline, including Bamburgh, Budle Bay, and Embleton Beach. Nearby attractions include Holy Island, the Farne Islands, the Cheviot Hills, and several iconic castles.

Just 15 miles away, Berwick offers wider shopping, schools including Longridge Towers, and leisure options such as a theatre and sports clubs. It also provides excellent transport links, with regular rail services to Edinburgh, Newcastle, and London, as well as easy road access via the A1.



Useful Links

Belford Village - <http://www.belfordvillage.co.uk>

Post Office House - <https://www.postofficehouse.com>

Belford Primary -
<http://www.belfordprimary.northumberland.sch.uk/website>

Walking in the Cheviots: <http://cheviotwalks.org/>

Chillingham Castle: <https://chillingham-castle.com/>

The Maltings, Berwick -
<https://www.maltingsberwick.co.uk/?FromMobile=1>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Berwick Food & Beer Festival -
<https://www.berwickfoodandbeerfestival.co.uk/>

Mowden Hall School - <https://www.mowdenhallpst.org/>

Longridge Towers School - <https://lts.org.uk/>

The Duchess's Community High School <https://www.dchs-alnwick.org/>

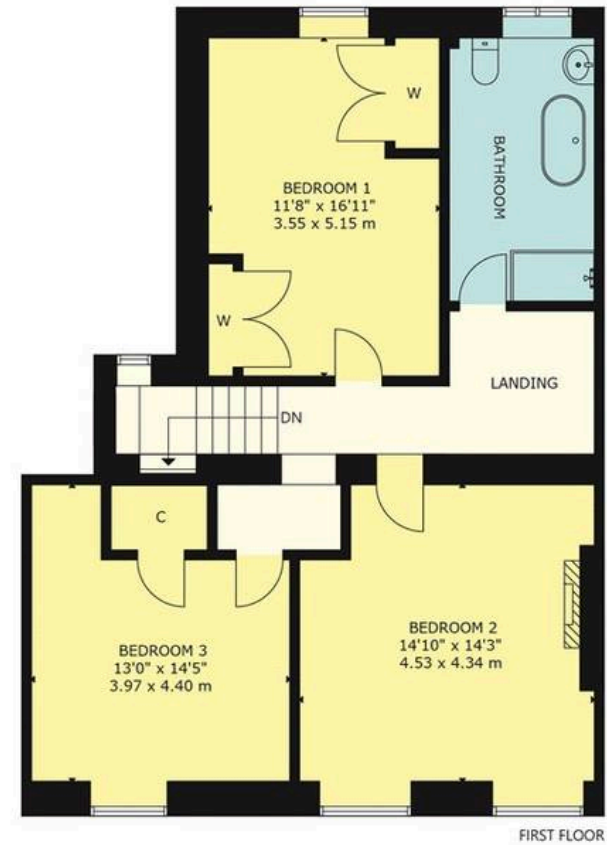
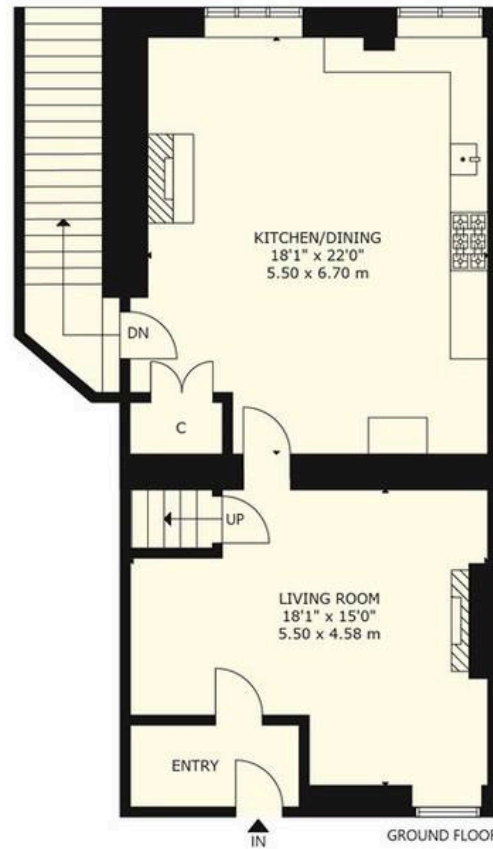
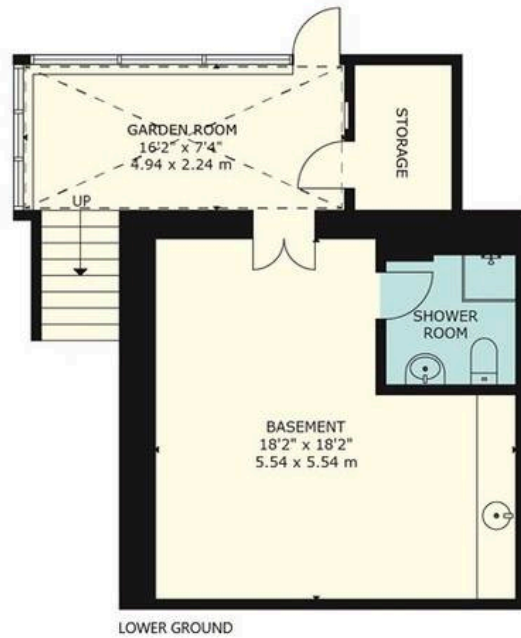
Walks in the Area -
<https://www.visitnorthumberland.com/explore/things-to-do/activities/walking-hiking>

Alnwick Castle - <https://www.alnwickcastle.com/>

Alnwick Gardens - <https://www.alnwickgarden.com/>

Leisure Centre -
<https://www.activenorthumberland.org.uk/Centres/Willowburn-Sports-and-Leisure-Centre.aspx>





4 HIGH STREET, BELFORD, NE70 7NH
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,200 SQ FT / 205 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Paton & Co

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