

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

THE CROFT MIDDLETON MORPETH NE61 4QY



- Detached cottage
- Two double bedrooms
- Garage and workshops

- Rural Village Location
- Large gardens
- Energy Rating E

Price £375,000

THE CROFT MIDDLETON MORPETH NE61 4QY

A much loved, detached cottage set in generous grounds, situated on the outskirts of Middleton Village. The cottage offers well proportioned accommodation with a great deal of living space and briefly comprises: entrance porch leading to hallway with lots of storage, a traditional kitchen diner, lounge with inglenook fireplace and stove and leads to a large sun room with a lovely outlook across the garden. There are also two double bedrooms and a bathroom with bath and separate shower cubicle.

Externally, the property has much to offer those who enjoy being outdoors with an extensive, well tended garden, patio with hot tub, gravelled parking area for several cars, car port, detached garage, workshop, w.c. and utility/laundry room and shed.

Middleton is a most appealing village with a traditional pub and is located within proximity of Scots Gap and Cambo, Hartburn and also Wallington Hall and Bolam Lake. Local amenities including a shop, cafe and doctors are within these locations including a First School at Cambo. Further town centre amenities are available in Morpeth, approximately nine miles away.

ACCOMMODATION

ENTRANCE PORCH

Entrance door to side. Double glazed windows. Tiled floor. Access to hallway.

ENTRANCE HALL

Spacious hallway with a run of useful fitted storage cupboards. Access to loft. Radiator. Laminate flooring.

KITCHEN DINER

16'0" x 13'4" (4.9 x 4.07)

Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl sink drainer unit with mixer tap. Plumbing for dishwasher. Space for range cooker with extractor hood. Double glazed window to side. Separate dining area with radiator. Double glazed windows to front and side.



KITCHEN DINER



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KITCHEN DINER



DINING AREA



LOUNGE

16'4" x 16'3" (5.0 x 4.97)

A cosy main reception room with inglenook fireplace and stove. Laminate flooring. Radiator and double glazed windows to rear and side.



LOUNGE



THE CROFT MIDDLETON MORPETH NE61 4QY

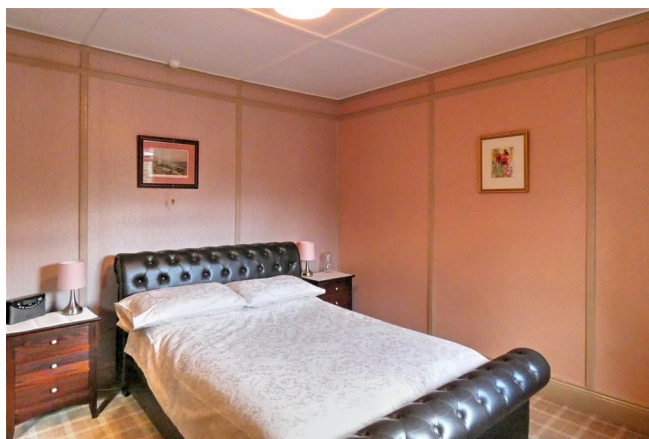
SUN ROOM

14'11" x 15'4" (4.57 x 4.69)

Another sizeable reception room with lovely outlook across the gardens. Double glazed windows. Two radiators. Laminate flooring. Double glazed french doors to garden.



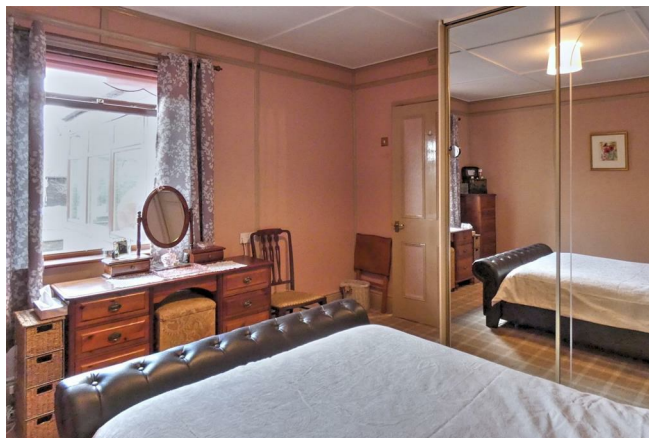
BEDROOM ONE



BEDROOM ONE

12'1" x 12'0" inc. robes (3.7 x 3.67 inc. robes)

Double bedroom with double glazed window to rear. Radiator. Fitted wardrobes.



BEDROOM TWO

9'11" x 11'2" + robes (3.04 x 3.41 + robes)

Double bedroom with double glazed window to side. Radiator.



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BATHROOM/W.C.

Low level w.c. Pedestal wash hand basin. Panelled bath. Electric shower in cubicle. Double glazed windows to front and side.



EXTERNALLY

The property is accessed through a gated entrance providing access to a gravelled parking area suitable for multiple vehicles in addition to a car port.

To the rear and side of the property there are extensive gardens across different levels. The gardens are mostly lawned with well established planted areas in addition to a variety of patio and seating areas and a pond. To the rear of the garden there is a shed, used as a studio with power and light.

REAR OF PROPERTY



EXTERNAL



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EXTERNAL



EXTERNAL



EXTERNAL



EXTERNAL



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EXTERNAL



GARAGE

Detached garage with up and over door, power and light, with a w.c. attached.



WORKSHOP

Located behind the garage with power and light and a log burning stove and utility/laundry room attached with plumbing for washing machine.

GENERAL INFORMATION

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.


VIEWING ADVICE


Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers must be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

18/B/2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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