

SIGNATURE

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 Hillside, Morpeth NE65 7YH

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Asking Price
£385,000

Signature North East are delighted to welcome to the sales market this immaculate and extended three bedroom semi-detached home located on the sought after Pennystane Lane, Hillside, Rothbury.

The stunning property on offer begins at the side door entering into a spacious vestibule area and newly extended kitchen with high quality flooring throughout. There are stunning oak roof lantern windows, a range of wall, base and drawer units, some integrated appliances and ample space for seating and dining furniture, a wood burning stove and includes a useful utility space with WC. The kitchen also benefits from an oil fired aga as well as a separate, integrated induction hob and electric fan oven.

The spacious, bright living room has been remodeled by the current owners and provides a versatile space with stunning high ceilings a beautiful feature fireplace and immaculate wood flooring.

To the first floor there are three beautifully presented and well proportioned bedrooms, two with fitted storage and one with an en suite WC. Two of the bedrooms also benefit from having views over to the Simonside Hills. The main bathroom is tastefully decorated with a freestanding feature bath and over head shower.

Externally, to the front is an immaculate low maintenance garden with an array of mature shrubs, trees and flowers, secured by original stone walls. To the side is a good sized driveway for off street secure parking and then a multi level garden mainly laid to lawn, again with mature shrubs, fruit trees and many versatile areas for multi purpose gardening. There is also a decked area specifically designed to take in the stunning views of the Simonside Hills. A large storage shed or workshop which could be converted to a garage with the relevant permissions.

The current owners purchased additional garden space and have extended the garden to include a vegetable garden and a secure enclosure for hens. This space could be used in the same way by future owners or alternatively, merged into the original garden.

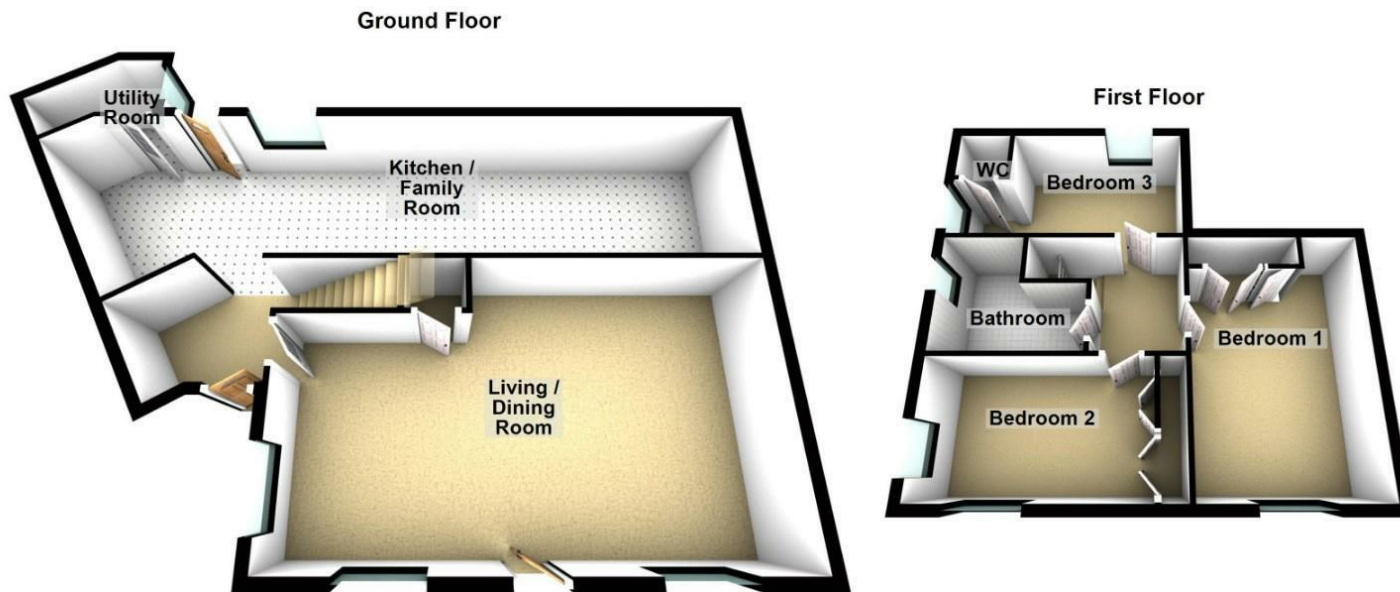
This simply beautiful property is a rare find on the Hillside of Rothbury in this immaculate condition and we advise early inspection to appreciate the location and space on offer and to avoid any disappointment in the incredibly fast paced market.

Rothbury is a popular and historic Northumbrian village with a large range of local amenities including an award winning Butcher and Bakery along with many more local independent shops, cafes and restaurants. The cottage sits within an area of high landscape value, right at the gateway to what is known as Old Rothbury, comprising miles and miles of hills and heather clad moors. A minutes walk from the property leads to a gate opening into this beautiful countryside and onto the "Carriage Way" a recognised cycle and walking route.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living / Dining Room
25'9" x 15'6"

Kitchen / Family Room
32'3" x 10'7"

Utility Room
9'0" x 3'10"

Bedroom One
15'10" x 10'5"

Bedroom Two
15'1" x 7'10"

Bedroom Three
12'6" x 7'7"

Bathroom
9'0" x 7'6"

WC
3'4" x 3'2"

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 43 | 53 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
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