



Holkam Lodge, Mill Hill Farm
Mill Hill Farm, Chatton NE66 5PR

youngsRPS 

**Holkam Lodge
Mill Hill Farm
Chatton
Alnwick
NE66 5PR**

Guide Price: £500,000

Holkam lodge a beautifully presented family home tucked away in a quiet position in the rural village of Chatton. The property proudly sits within a $\frac{1}{4}$ acre plot, with plentiful outside space.

- Stone built family home
- Four double bedrooms
- Light and spacious
- Finished to a high standard
- Village location
- Open plan living
- EPC C



Youngs Alnwick 01665 606800
www.youngsrps.com





DESCRIPTION

Holkam Lodge a beautifully presented family home, tucked away in a quiet position in the rural village of Chatton. The property proudly sits within a $\frac{1}{4}$ acre plot, with plentiful outside space.

The property has been built and modernised to a high standard throughout. It offers versatile light and spacious accommodation over two floors with two staircases giving an aspect of dual house living.

You are welcomed into the homes open plan kitchen and living area, with high quality base, wall and island unit. The room is open and airy it also benefits from a stone fireplace with wood burner. There is an adjoining fully fitted good sized utility/ boot room, leading to the integral garage, ideal for additional storage. A lounge with immediate access to the rear garden and a down stairs cloak with WC completes the ground floor.

Upstairs there are four large double rooms and three fully tiled bathrooms. The main bedroom benefits from a walk in wardrobe/ dressing room and en suite facilities to include a bath and a separate shower.

Externally the property benefits from extensive rear garden mainly laid to lawn, with patio seating area ideal for alfresco dining and entertaining. To the front of the property there is private driveway parking for multiple cars.

LOCATION

Chatton is a picturesque village with a post office/ village shop and well known public house/ hotel. The A1, Northumberland coastline and Cheviot Hills are all within easy reach.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Alnwick on 01665 606800





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