



North High Moor Farmhouse
Felton, Morpeth, NE65 9QG

FINE LIVING

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We are delighted to offer for sale this attractive detached farmhouse enjoying a quiet rural situation with south facing country aspects. A well proportioned 3 reception, 5 bedroom family farmhouse with attractive gardens, four car garage/store with paddock. Built around 1880 in sandstone this attractive farmhouse is well situated within its own grounds with attractive country views and well planned extensive accommodation. Oil fired central heating is included.

A mile north of Linden Hall with its golf course, swimming pool and leisure club, some 7 miles north of Morpeth with Tyneside and Newcastle airport around 17 miles to the south. With the Cheviot and Simonside hills to the west and the coastal plane from Warkworth castle to Bamburgh castle running away to the east.

Guide Price: £650,000

SUNROOM (10' x 8'2)

With south aspect and tiled floor.

LOBBY

With radiator.

LIVING ROOM (15'5 x 14'8)

With south and west aspects, stripped wood flooring and door to outside. Double radiator.

SITTING ROOM (19'10 x 15'5)

With 5 stone fireplace, east and south facing aspect, 5 wall light points, varnished wood flooring.

KITCHEN (18'2 x 15'10)

Including integral staircase to first floor. 2 oven Aga providing limited domestic hot water, base and wall fitted units, terracotta tiled flooring with east picture window and further north window for maximum natural lighting. Ladder, boiler room with Trianco TRO oil fired central heating boiler.

REAR HALL/UTILITY ROOM (9'4 x 7'8)

With store cupboard, stainless steel top single drainer sink unit, plumbing for automatic washing machine.

SHOWER ROOM

With shower, wash hand basin, wc, shaver point, radiator, extractor fan and part tiled surrounds.

Stairs from kitchen to first floor landing, with double storage cupboard.

BEDROOM 1 (15'8 x 11'4)

Double room with mirror fronted fitted wardrobes and north and east aspects.

BEDROOM 2 (17'4 x 10'2)

Second double bedroom with fitted wardrobes plus dresser unit, double radiator and west facing aspect.

BEDROOM 3 (15'5 x 11'2)

South facing with 4 fitted wardrobes, radiator and varnished wood flooring.

BEDROOM 4 (12'3 x 9'2)

With south facing country aspects over the gardens and paddock with radiator.

BEDROOM 5 (15'5 x 11'5)

A final generous double bedroom again with fitted wardrobes, south facing aspect, stripped wood flooring and radiator.

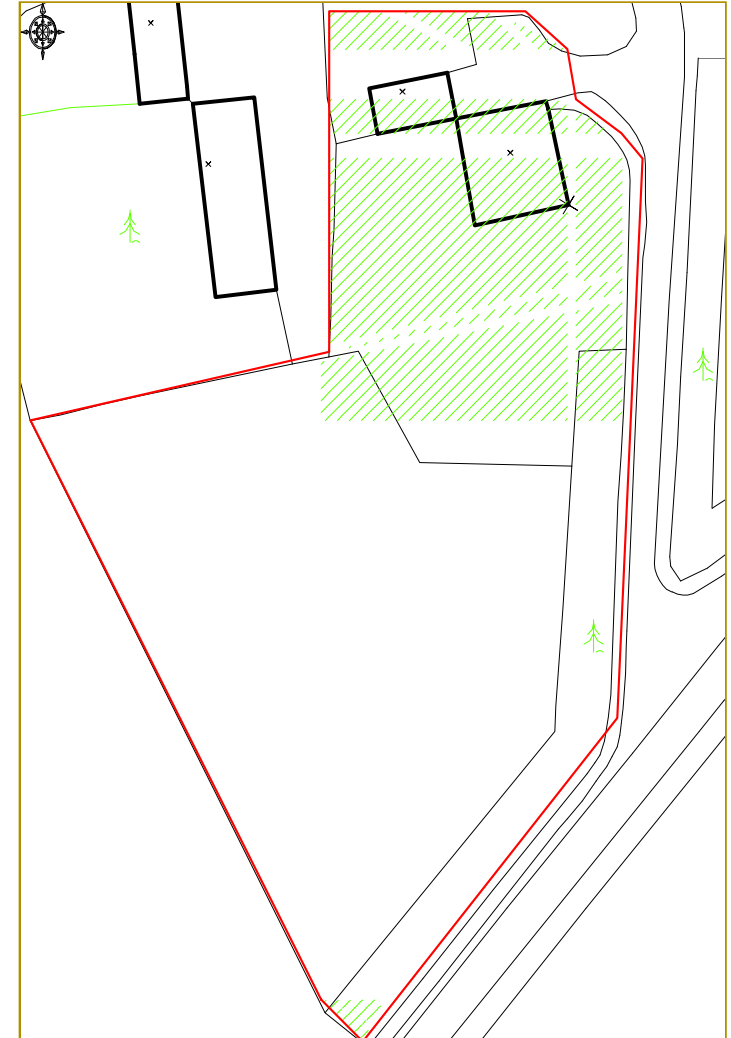
BATHROOM

Comprising panel bath, shower, wash hand basin, wc, half tiled surrounds, airing cupboard and radiator.

OUTSIDE

There is a detached garage/store building with high roof clearance. (31' x 17'10) ideal for up to 4 vehicle storage.

There are gardens surrounding the farmhouse offering and privacy and shelter opening to the south boundary which adjoins the paddock. The paddock again has woodland screening from the access drive and lane beyond. We understand the site comprises in total 1.3 acres. A new vehicular access to the paddock is to be constructed directly off the main access drive to improve and simplify the paddock access.



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