



Dovecote House

South Craster Farm

- Semi-detached property
- Four bedrooms
- Mezzanine lounge
- Dining kitchen
- Two bathrooms and an ensuite
- Large rear garden

Guide Price: **£660,000**

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Dovecote House

South Farm Craster, Craster

Northumberland NE66 3ST

Located at South Farm Craster on the stunningly beautiful Northumberland Coast, Dovecote House is a charming character property offering individuality and distinctive architectural features reflecting its previous use as a dovecote and former farm buildings. Incorporating the tall chimney from the forge and smithy that was once in place on the site, this unique property is the landmark for the small number of properties within the hamlet and adds to the appeal of this amazing coastal home.



The style of the interior has the feel of an old farmhouse with exposed beams and a sizeable dining kitchen accommodating a large table in the centre of the room. Whilst a ground floor living room with an inglenook provides a cosy room for winter evenings in front of the fire, an impressive spiral staircase leads up to a mezzanine lounge on the first floor. The arrangement of the bedrooms is ideal for accommodating visiting guests or an elderly relative, as there is a ground floor bedroom with access to a Jack 'n' Jill bathroom, and a second bathroom alongside three further bedrooms upstairs that include an ensuite to the master bedroom. It is fantastic to see the original dove houses remain exposed in the walls of the large store room on the side of the house. This is a useful room for housing garden equipment and a sheltered storage area with access to the front and rear of the property. At the rear of the property, a large flat lawn garden has an appealing open outlook and a stone wall boundary, whilst an area to the front offers a sheltered courtyard style space particularly pleasant for enjoying the morning sun.

DINING KITCHEN 21' 3" x 15' 8" (6.47m x 4.77m)

Double glazed window and French doors to front and side | Slate tiled floor | Radiators | Fitted wall and base units | Granite work surfaces | Electric induction range cooker | Extractor hood | Belfast sink | Space for fridge/freezer | Integrated dishwasher | Part tiled walls | Exposed beams | Spiral staircase | double doors to lounge and inner hall



LIVING ROOM 16' 7" x 12' 4" (5.05m x 3.76m)

Double glazed French doors | Engineered wood flooring | Inglenook style fireplace with tiled hearth and log burner | Exposed beams | Radiator | Wall lights | Door to inner hall

INNER HALL

Double glazed window | Engineered wood flooring | Radiator | Staircase to first floor | Exposed beams | Wall lights

UTILITY 6' 5" x 9' 1" (1.95m x 2.77m)

Double glazed window | Stainless steel sink unit | Work surface | Space for tumble dryer and washing machine | Central heating boiler | Extractor fan | Wall light



JACK 'N' JILL BATHROOM

Double glazed frosted window | bath with tiled surround and mains shower over | Pedestal wash hand basin | W.C. with concealed cistern | Extractor fan | Downlights | Radiator | Light/shaver point

GROUND FLOOR BEDROOM 9' 6" x 9' 1" (2.89m x 2.77m)

Double glazed window | Wall lights | Radiator | Door to Jack 'n' Jill bathroom

REAR PORCH/BOOT ROOM

Radiator | Wall lights | Cloaks | Door to inner hall | Door to store

MEZZANINE LOUNGE 12' 11" x 15' 10" (3.93m x 4.82m)

Double glazed window | Double glazed Conservation windows | Vaulted ceiling | Exposed beams | Engineered wood flooring | Fitted book shelves | Spotlights

FIRST FLOOR LANDING

Double glazed window | Engineered wood flooring | Wall lights | Doors to bedrooms, bathroom and airing cupboard

BATHROOM

Double glazed Conservation window | Bath with tiled surround | Pedestal wash hand basin | Close coupled W.C | Tiled floor | Radiator | Extractor fan | Storage cupboard | Downlights

BEDROOM TWO 11' 10" x 9' 11" (3.60m x 3.02m)

Double glazed window | Radiator | Wall lights

BEDROOM THREE 9' 11" x 8' 3" (3.02m x 2.51m)

Double glazed window | Storage cupboard | Wall lights | Radiator

BEDROOM ONE 11' 7" x 10' 8" (3.53m x 3.25m)

Double glazed door to Juliet balcony | Double wardrobe | Radiator | Double glazed internal window to store room

ENSUITE

Double glazed Conservation window | Corner shower cubicle with electric shower | Close coupled W.C. | Wash hand basin with cabinet | Fully tiled walls and floor | Chrome ladder heated towel rail | Downlights

STORE 18' 2" x 8' 1" (5.53m x 2.46m)

External doors to front and rear | Stone flagged floor | Wall light | Door to boot room

EXTERNALLY

Five bar gate leading to a gravelled area leading around to the side | Oil Tank | Lawned rear garden | Patio area | Stone wall surround

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway parking plus communal courtyard space

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

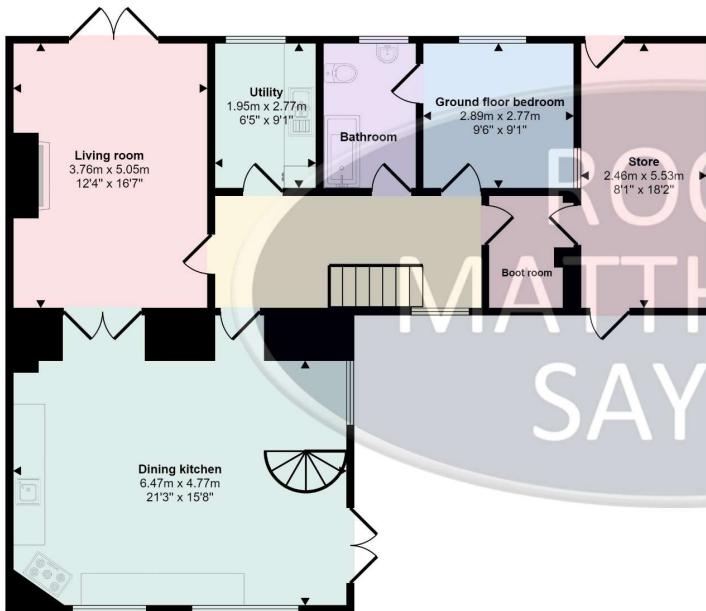
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND E | EPC RATING: to follow

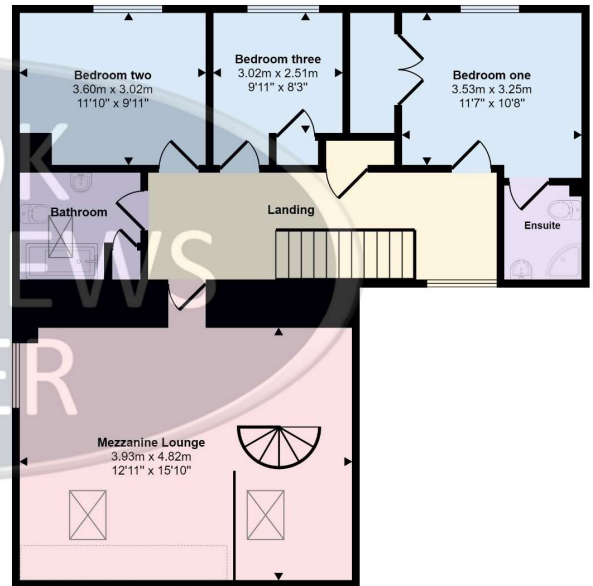
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EPC GRAPH HERE






Ground Floor



First Floor

Dovecote House

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Version 1

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