



Ellingham Glebe

Ellingham

- Barn Conversion
- Three/Four bedrooms
- Off-street parking
- Courtyard garden
- Rural village location
- No chain

Guide Price **£375,000**

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Glebe Court 6 Ellingham Glebe Ellingham NE67 5EU

Situated alongside an attractive set of barn conversions in a picturesque Northumberland village, this charming four-bedroom property is arranged around a private and sheltered 'sun trap' courtyard and includes off-street parking.

The characterful accommodation certainly retains all the charm of a country cottage with its stone wall exterior, red pantile roof, and thumb latch solid wood internal doors. The contemporary refurbished kitchen has space for dining, and the separate lounge with a multi fuel stove has views over the field at the rear as well as the internal courtyard. In addition to the downstairs ensuite bedroom, there is another large downstairs double room that has fitted wardrobes. An attic style double room is situated upstairs and has access to the attic storage space. Some buyers may choose to use the final bedroom as a formal dining room or spacious home office. The accommodation would be a great choice for a buyer looking for a bungalow with additional rooms to accommodate guests.

Ellingham is a popular area for owner occupiers, second home owners, as well as holiday let rentals. The location is perfectly placed between the coast the main A1 road link, so it is easy to reach and ideally situated to enjoy the many attractions along the Northumberland Coast and inland to the National Park.



Main Entrance

Double glazed door to entrance vestibule | Radiator | Door to lounge and kitchen

Hall

Windows | Radiators | Double doors to courtyard

Lounge 20' 6" x 11' 6" (6.24m x 3.50m)

Windows to Courtyard and view across the field | Radiator | Stove set on a tiled hearth | Double glazed Velux windows

Kitchen 11' 9" x 16' 7" (3.58m x 5.05m)

Window | Radiator | Double glazed Velux windows | Oil powered central heating range cooker | Fitted units | Integrated fridge/freezer | Integrated dishwasher | Electric hob | Electric oven | Extractor hood | Stainless steel sink

Utility room 8' 6" x 5' 9" (2.59m x 1.75m)

Sink unit | Space for washing machine | W.C. | Radiator

Bedroom Three / Dining room 13' 10" x 7' 10" (4.21m x 2.39m)

Double glazed Velux windows | Radiator

Store cupboard

Shelved

Bedroom Two 13' 9" x 15' 5" (4.19m x 4.70m)

Sash windows to two sides | Radiator | Fitted cupboards with hanging rail and shelves

Bathroom

Closed coupled W.C. | Pedestal wash hand basin with tiled splash back | Bath with tiled surround | Sash window | Tiled shower cubicle with mains shower | Vanity light | Radiator | Loft access hatch



Bedroom One 10' 1" x 11' 11" (3.07m x 3.63m)

Sash window | Radiator | Door to ensuite

Ensuite Bedroom One

Bath with mixer tap and hand-held shower attachment and tiled surround | Close coupled W.C. | Pedestal wash hand basin with tiled splash back | Radiator | Double glazed Velux window

Inner Hall

Window | Radiator | Doors to bedrooms one and three | Staircase to attic bedroom and storage

Attic Bedroom Four

10' 5" x 11' 9" (3.17m x 3.58m) Restricted head height

Double glazed Conservation windows | Radiator | Door to attic storage space

Attic storage space

Boarded

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic tank (Yearly fee £300.00)

Heating: Oil

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Two allocated spaces

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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that the walls are of stone construction

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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: F

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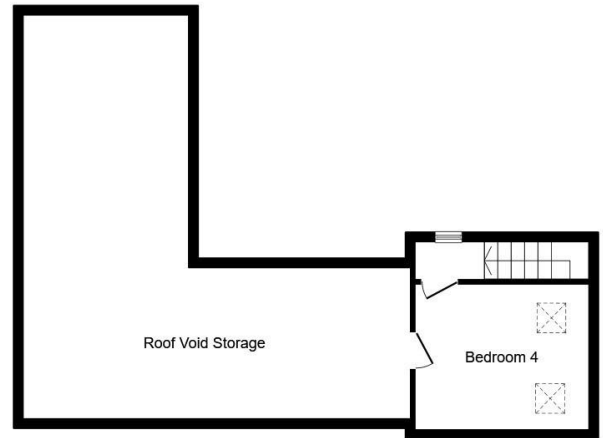
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 38 F | |
| 1-20 | G | | |





Ground Floor

Floor area 111.8 sq.m. (1,204 sq.ft.)



First Floor

Floor area 15.1 sq.m. (163 sq.ft.)

TOTAL: 126.9 sq.m. (1,366 sq.ft.)

Glebe Court

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

