



Glebe Farmhouse

Ellingham

This stunning Victorian Farmhouse oozes an abundance of charm and character, displaying an array of features such as window shutters, farmhouse latch doors, and cosy fireplaces. Whilst the interior décor and fittings complement the style of a traditional farmhouse, the accommodation falls in line with features of a modern home, offering an ensuite shower room to the master bedroom, utility with a downstairs W.C., spacious dining kitchen with shaker style units, and replaced double glazed windows designed to reflect the heritage of the building.

Currently in use as a successful holiday let rental, the accommodation has a superb occupancy capacity, boasting four double bedrooms and a single room. The ground floor offers versatile living space as there are two separate reception rooms and a third downstairs reception room with its own external door to the rear garden. This room is currently used as a downstairs bedroom (fifth bedroom) but would also be ideal as a spacious home office or study.

The building is said to date back to 1850 where two properties are now amalgamated in to one but retain two staircases to the first floor at each end of the farmhouse. There are gardens to the front and rear, and access to an outhouse and log store. Vehicle access is at the rear of the property where there are two private allocated parking spaces.

The small village of Ellingham is conveniently located on the east side of the A1 main road in Northumberland, and only a short drive to the historic town of Alnwick and the coastal villages of Beadnell, Seahouses, and Bamburgh. Buyers in search of a holiday let rental investment, second home, or a substantial main residence are sure to appreciate the charm of this impressive farmhouse and beautiful well-presented interior.

Offers Over **£595,000**

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FRONT PORCH

Entrance door | Windows to sides | Decorative tiled floor | Radiator | Double doors to reception room one

RECEPTION ROOM ONE (irregular shaped room)

15' 2" x 19' 2" (Into door recess) (4.62m x 5.84m)

Wood floor | Double glazed windows (shutters to front) (Roman blinds to rear) | Inglenook fireplace with hearth and stove | Fitted shelves | Radiator | Understairs cupboard | Staircase to first floor | Door to second reception room and kitchen

RECEPTION TWO 15' 0" x 13' 4" (4.57m x 4.06m)

Wood floor | Double glazed window to front | Double glazed door to rear garden / patio | Inglenook fireplace with wood burning stove and feature surround | Radiator

KITCHEN DINER

14' 1" (Minimum measurement) x 13' 10" (Plus door recess and alcove) (4.29m x 4.21m)

Double glazed windows to front and rear | Radiators | Door to ground floor bedroom and rear hall | Tiled floor | Wall lights | Fitted units with oak work tops | Space for electric range cooker | 1.5 porcelain sink | Space for fridge freezer | Integrated dishwasher

GROUND FLOOR BEDROOM FIVE (Double room)

10' 5" x 12' 0" (3.17m x 3.65m)

Double glazed window | Wood floor | Door to garden | Radiator



REAR HALL

Staircase to first floor | Door to kitchen | Radiator | Door to utility | Tiled floor

UTILITY 8' 7" x 8' 3" (2.61m x 2.51m)

Double glazed frosted window | Radiator | Tiled floor | W.C. | Fitted wall and base units | 1.5 stainless steel sink | Space for washing machine | Fitted clothes airer

OUTHOUSE / WORKSHOP

Belfast sink | Window | lighting and power

LOG STORE

FIRST FLOOR LANDING ONE

Loft access



BEDROOM ONE 13' 5" x 15' 4" (4.09m x 4.67m)

Double glazed sash windows to front and rear with shutters | Fitted wardrobes | Radiators | Door to En-suite

EN-SUITE

(Double glazed sash window | Tiled double shower cubicle with mains shower | Close coupled W.C. | Mono bowl wash hand basin on wall mounted plinth | Chrome electric heated towel rail | Wall mounted vanity cabinet with mirror door | Extractor fan | Downlights

BEDROOM TWO (IRREGULAR SHAPED ROOM)

10' 6" (Max in alcove) x 15' 1" (3.20m x 4.59m)

Double glazed sash windows to front and rear, with shutters to the rear window | Shelved cupboard | Radiator

LANDING TWO

Double glazed sash window | Radiator



BEDROOM THREE (TWIN ROOM)

10' 11" x 11' 10" (3.32m x 3.60m)

Double glazed window | Radiator | Storage cupboard

BEDROOM FOUR (SINGLE ROOM)

6' 3" x 11' 10" (1.90m x 3.60m)

Double glazed sash window | Radiator

BATHROOM

Double glazed frosted window | Radiator | Bath with mains shower | Pedestal wash hand basin with vanity light and tiled splash back | W.C. | Storage cupboard | Loft access hatch

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Shared water treatment plant (shared annual cost)

Heating: Oil

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

RESTRICTIONS AND RIGHTS

Adjoining properties have right to maintain water and waste pipes across the property. This applies to all properties on the Glebe

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: Subject to Small Business Rates (but formerly an F)

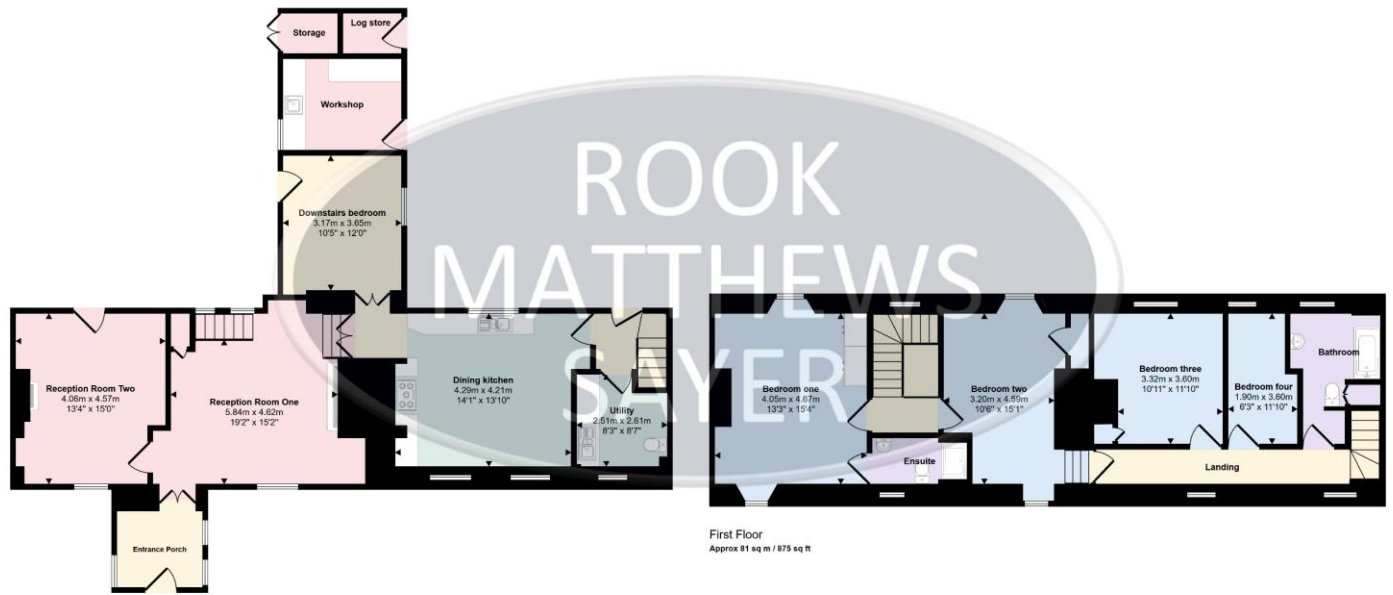
EPC RATING: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Approx Gross Internal Area
188 sq m / 2025 sq ft



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 Gneppsy 360.

VERSION 2.0

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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

