



Town Foot Rise

Shilbottle

- Freehold Detached
- Four Bedrooms
- Ensuite & downstairs W.C.
- Garage & generous driveway
- Gardens front & rear
- Countryside Views

Asking price **£600,000**

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ROOK
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SAYER

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1 Town Foot Rise, Shilbottle

Alnwick, Northumberland, NE66 2HG

Small exclusive development of seven brand new dwellings, offering space, style and status with five different house types.

Adding to the appeal of this wonderfully located modern hamlet located on the periphery of Shilbottle is the long access lane which immediately gives the impression you are approaching something special. You will not be disappointed, easily accessible to both the village centre and Alnwick town centre.

These bespoke homes are meticulously presented with eco-friendly credentials and a contemporary layout.

Attention to detail evidenced by state-of-the-art fitments and finish. The Architects who designed the development must be applauded for making the most of the location using a generous amount of glass to allow natural light to stream into the properties and maximise the stunning views over the immediately adjoining countryside.



Whilst varying in style all houses offer either four or five bedrooms with en-suite facilities and a first-floor sun balcony to the master, open plan living spaces, garaging, landscaped gardens and Four panel Bi-fold door in the kitchen, perfect for Summertime.

Double glazing complemented by state-of-the-art air source heat pump system being underfloor to the ground floor and servicing radiators to the first floor.

There is also re-assurance of a ten-year Build Zone warranty.



ACCOMMODATION

- Living room 16'11 x 13'3 (5.16m x 4.04m)
- Open plan kitchen/dining room 17'9 x 15'11 (5.41m x 4.86m)
- Utility 11'6 x 7'5 (3.5m x 2.25m)
- Downstairs W.C.
- Master bedroom 16'9 x 13'10 (5.11m x 3.97m)
- Ensuite
- Bedroom two 16'9 x 13'3 (5.11m x 4.03m)
- Bedroom three 10 x 9'8 (3.05m x 2.94m)
- Bedroom four 10 x 8'5 (3.05m x 2.56m)
- Bathroom



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Private Foul Water Treatment Plant
Heating: Air Source Electric
Broadband: Full Fibre Direct to Property
Mobile Signal Coverage Blackspot: No
Parking: Driveway & Garage with separate visitor parking bays.

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. However, our client has advised that there are no issues with mining activity at the site.

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: Awaiting confirmation

EPC RATING: Rating B

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

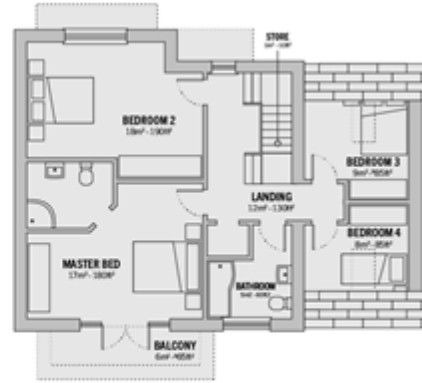
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Floorplans

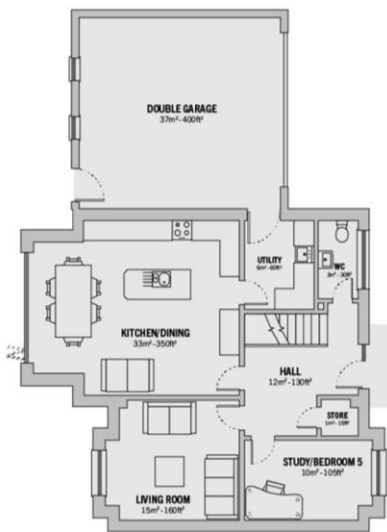


Ground Floor

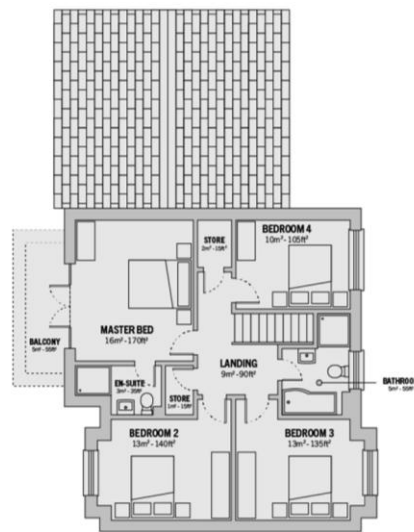


First Floor

£600,000

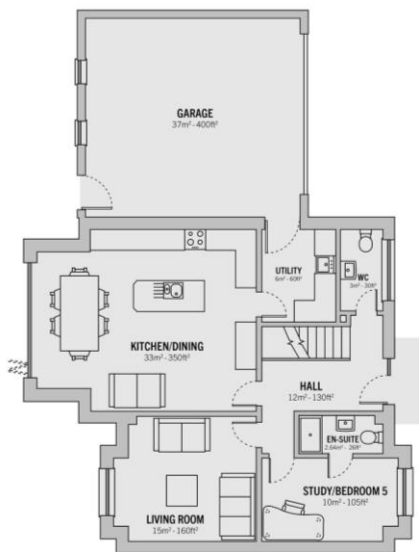


Ground Floor

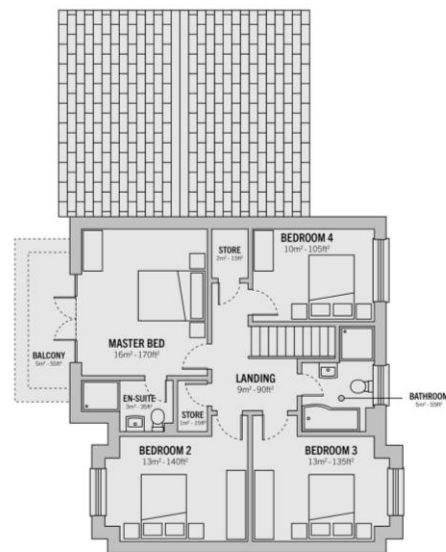


First Floor

£685,000



Ground Floor



First Floor

700,000

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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