



LINK END FARM, LINKS ROAD, AMBLE

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LINK END FARM, LINKS ROAD, AMBLE MORPETH, NE65 0SG

This is a superb opportunity to acquire an impressive Detached stone built family home on a generous site, offering the discerning purchaser the opportunity for development potential, subject to the necessary planning permissions being obtained.

This property will appeal to those seeking to live with the magnificence of the beautiful Northumbrian heritage coastline a short walk away across Amble Links, which in turn leads to the sandy beaches acknowledged as being within an area of outstanding natural beauty.

The accommodation includes an Entrance Reception Hall, Lounge, Dining Room, Garden Room, Kitchen and Utility with the benefit of a second bathroom to the ground floor. The first floor incorporated four Bedrooms and a generous family Bathroom. Externally a driveway leads to an attached Single Garage.

A viewing is highly recommended to fully appreciate the character features which in turn benefit from a gas central heating system and double glazing. All in all, this is a delightful home in a sought after area with appeal to a wide variety of buyers.

The accommodation comprises:

A front entrance door leads to a Lobby with stairs to the first floor and access to the **RECEPTION HALL** with single radiator, coving to ceiling, power points, exposed beam, feature recess.

LOUNGE 15'11" x 13'8" having front and side facing windows. The feature of the room is the decorative cast iron fireplace with tiled hearth, decorative plaster coving to ceiling with ceiling rose, double radiator, television and power points and oak flooring. Sony surround sound system.



DINING ROOM 15'10" x 11'4" to the front elevation with working cast iron open fire having tiled inset and hearth. Double radiator, exposed beam, picture rail, coving to ceiling.



GARDEN ROOM 19'5" x 5'4" (off the kitchen) having two windows overlooking the patio and addition, double opening French windows and separate rear access door. Feature exposed stone wall, inset ceiling spotlights, and dimmer switches, double radiator, power points. Chinese slate floor tiles.



KITCHEN 12'3" x 9'6" with two rear facing windows and fitted with a range of base, wall and display units with contrasting work surfaces into which is set a one and a half bowl sink with mixer tap and a four ring electric hob with extractor over and separate built in oven. Integrated dishwasher and freezer, tiled splashbacks. Open to:



REAR LOBBY with single radiator, feature stone wall, Chinese slate tiling to floor and double doors to built in cupboard providing useful storage space and also housing the gas central heating boiler.

UTILITY 10'1" x 7'5" having a side facing window and stable door providing access to the rear. Single drainer stainless steel sink unit and mixer tap, a range of base units with work surfaces, plumbing for automatic washing machine, double radiator, open wood shelving.

GROUND FLOOR BATHROOM with suite comprising bath with wooden panel and over bath shower, pedestal wash hand basin and close coupled w.c. Double radiator, partial tiling to walls, tiling to floor, rear facing window.

Stairs lead to the first floor landing with loft access hatch.



View from Bedroom 1

BEDROOM 1 15'11" x 13'2" having a front facing window providing views over Amble Links to the coastline beyond. Fitted with a range of wardrobes, drawer sweep and bed side units, Double radiator, decorative painted cast iron fireplace, coving to ceiling, power points.



BEDROOM 2 15'11" x 10'8" with a front facing window offering views over Amble links to the coast. Painted cast iron fireplace, decorative coving to ceiling, double radiator.



BEDROOM 3 13' x 9'3" max. having a rear facing window with pleasant views over the garden and having washed tongue and groove cladding to delft rack height. Single radiator, telephone and power points, walk in eaved storage cupboard/wardrobe.

BEDROOM 4 12'5" x 8'11" max. (L-shaped) presently used as a Study with front facing window, single radiator, picture rail, power points.

BATHROOM 9'10" x 9'5" (sloping ceiling) having a window to the rear and a suite comprising free standing roll edge claw foot bath with telephone shower attachment and taps, close coupled w.c., bidet and twin modern basins set on an oak vanity unit. Inset mirror to wall mounted vanity cupboards, inset ceiling spotlights, exposed beam and a range of built in storage cupboards to the eaves with accent lighting.



View From rear of property.



EXTERNALLY

To the front of the property a five bar gate provides access to a pebbled drive which in turn leads to:-

ATTACHED SINGLE GARAGE 16'1" x 9'9" with up and over door, light and power supply. The driveway provides parking for four or more vehicles with the driveway if desired, becoming access to the aforementioned development site (subject to the necessary consents being obtained).

To the front of the property, a pedestrian access gate leads to a path dividing the front lawns. To the rear is a paved seating area which in turn leads to a generous rear garden with fencing, mature trees, beds, borders and lawns. It would be a division of this generous rear garden which would provide the development site (subject to the necessary planning permissions being obtained).

**VIEWING STRICTLY BY APPOINTMENT
ONLY THROUGH THE AMBLE OFFICE TEL:
01665 713358.**

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.



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