

# Home Farm Lodge

5 Maxwell Drive, Ellingham



SANDERSON  
YOUNG





**Home Farm Lodge**  
**5 Maxwell Drive, Ellingham,**  
**Northumberland, NE67 5EL**

**Fabulous four bedroom, luxury stone built home, located to the head of a modern & exclusive cul de sac development in Ellingham with superb open aspect rural views, attractive landscaped gardens, double driveway & integral double garage - No upward chain**

Home Farm Lodge is a beautifully presented and finished, four bedroom stone built detached home with stunning open aspect views over the surrounding fields and countryside. Constructed in 2019, the property is one of only 20 on this small high-quality development and one of only three of this larger design and style - the quality of finish is superb, with great attention to detail throughout. The house is ideally located for easy access to the beautiful Northumbrian coastline and Cheviot Hills, and A1 for links to Alnwick, Newcastle, Berwick and Edinburgh.

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**Price Guide:**

Guide Price £795,000

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The house benefits from a 10 year Premier Guarantee, an Air Source Heating system with under floor heating to the ground floor and radiators upstairs, wood burning stove and double glazed sash windows throughout.

Ground floor - Vestibule | Reception hallway with under stairs storage | Cloakroom/wc | Sitting room with dual aspect windows with fabulous rural views and cast iron wood burning stove | Versatile Snug/study | Excellent open plan kitchen/dining room with French doors opening to the paved terrace - the kitchen is fitted with a range of cabinets with Quartz worktops and Miele integrated appliances; induction hob & extractor, electric oven & Steam combi oven, dishwasher, and fridge/freezer | Utility room with sink, storage cupboards, and plumbing and space for a washing machine & tumble dryer.

First floor - Generous first floor landing with roof light & loft access | Impressive & generous master bedroom suite with two double doors giving access to a walk in wardrobe with shelving & hanging | Ensuite shower room with walk in shower with rainfall head, basin & wc | Lovely guest double bedroom with dual aspect windows | Ensuite shower/wc | Double bedroom three with a range of fitted wardrobes and dual aspect windows | Double bedroom four | Well appointed family bathroom with a double ended bath, separate walk in shower, basin & wc.



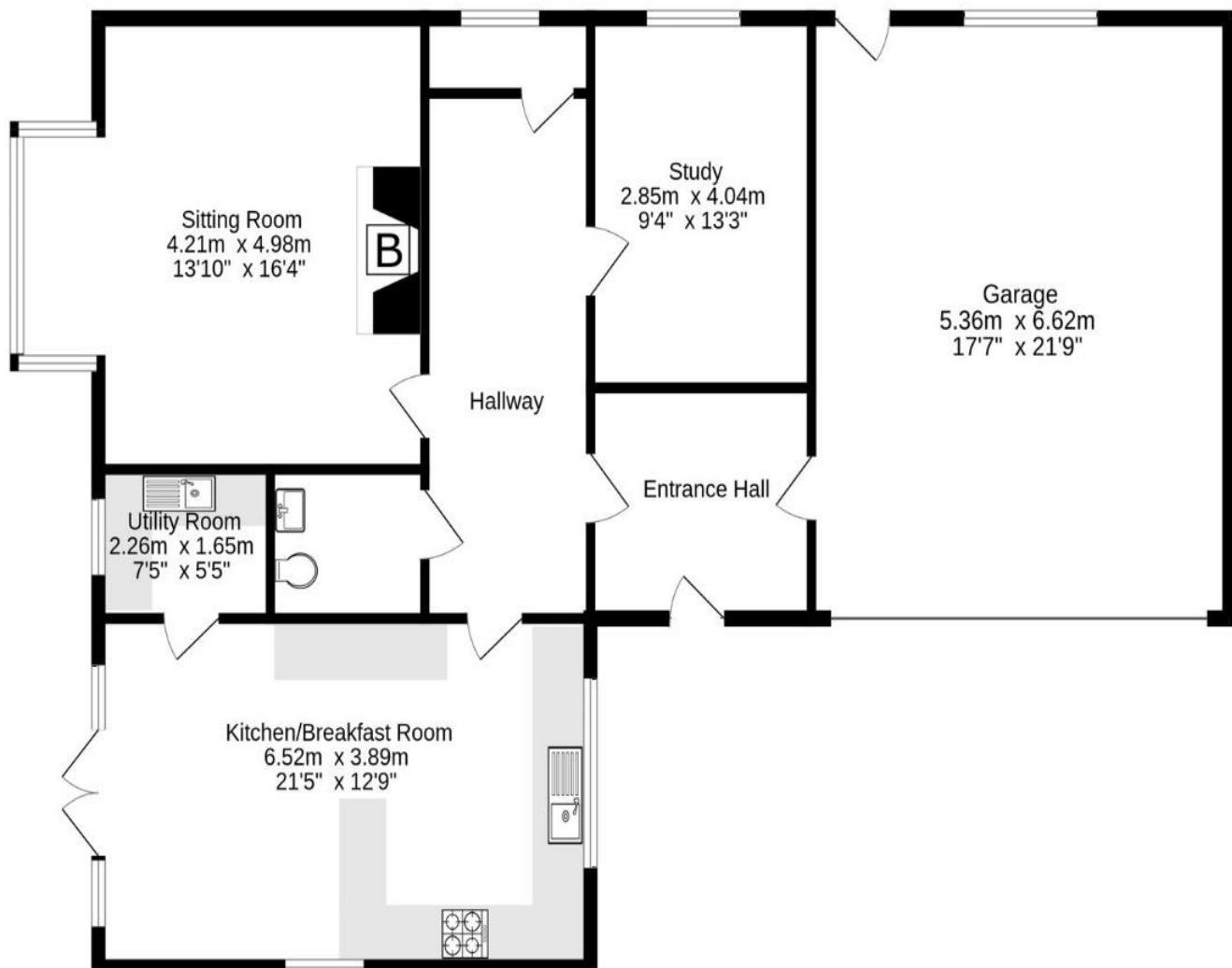
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Ground Floor  
121.6 sq.m. (1309 sq.ft.) approx.



1st Floor  
120.0 sq.m. (1292 sq.ft.) approx.



**TOTAL FLOOR AREA : 241.6 sq.m. (2601 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Externally** - The property has a double width block paved driveway leading to a double integral garage, with workbench and shelving, and electric garage door. The easily maintained gardens are lawned with an excellent paved stone terrace and pathways leading from the kitchen/dining room, enjoying fabulous views over the adjacent fields and countryside.

Ellingham village has a lovely village pub 'The Pack Horse Inn', Village Hall, historic Church and Ellingham Hall - the village is located approx. 6 miles from Beadnell & Newton by the Sea, with miles of sandy beaches and coastal walks.

**Approx. distances** - Alnwick 9.6 miles Morpeth 28 miles Berwick upon Tweed 23 miles Newcastle upon Tyne 41 miles Newcastle International Airport 43 miles

**Services**: Mains Electric, Water & Drainage | Air Source Heating system with under floor heating to the ground floor and radiators upstairs | **Tenure**: Freehold | **Council Tax**: Band F | **EPC**: C



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