



The Toft

3 Ellingham Glebe,
Ellingham



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The Toft

3 Ellingham Glebe, Ellingham, Chathill,
Northumberland, NE67 5EU

An attractive stone built, three bedroom barn conversion, located on a former farm steading in Ellingham village, with a private courtyard front garden and driveway parking for two cars - ideal as a main or holiday/second home.

The Toft is a lovely three bedroom, semi detached cottage currently utilised as a holiday let investment.

The property benefits from oil fired central heating and double glazing, and has a delightful enclosed garden to front and a private gravelled area to side for parking.

Price Guide:

Guide Price £370,000

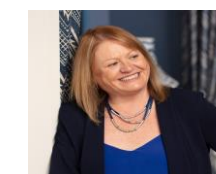
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Ground floor - Entrance vestibule | Generous and well-appointed kitchen/dining room with beams to the ceiling and dual aspect windows - the kitchen is fitted with a range of cabinets and integrated appliances including; induction hob and double oven, with space for a dishwasher, and fridge/freezer | Cosy sitting room with exposed beams to the ceiling, lovely window seat and a cast iron wood burning stove | Utility room and ground floor wc | Versatile study/home office fitted with shelving and a desk, and a door leading outside.

First floor - First floor landing with a large airing/storage cupboard | Two double bedrooms, one with lovely west facing views over the fields | Generous third single bedroom with view over the surrounding countryside | Family bathroom/wc



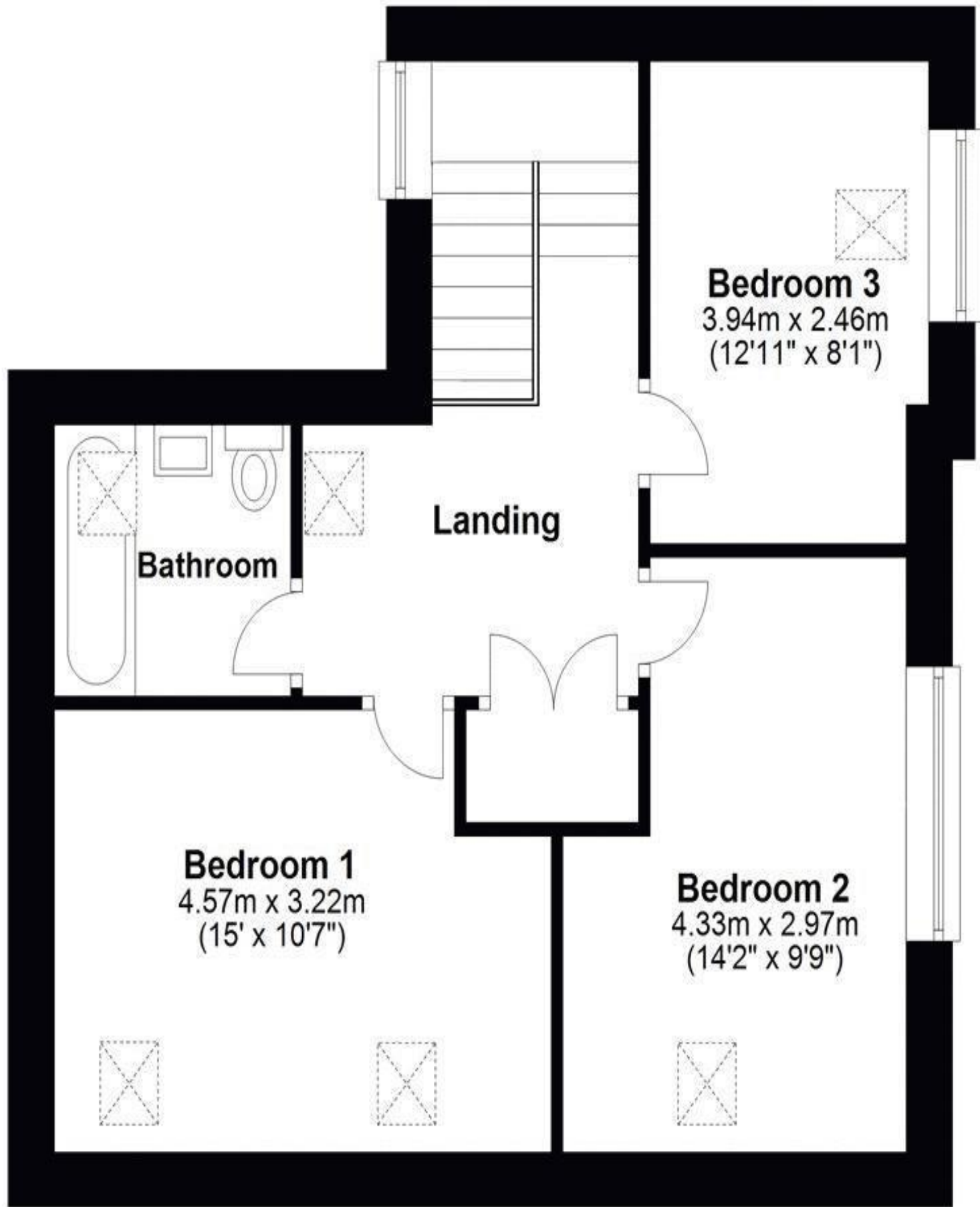
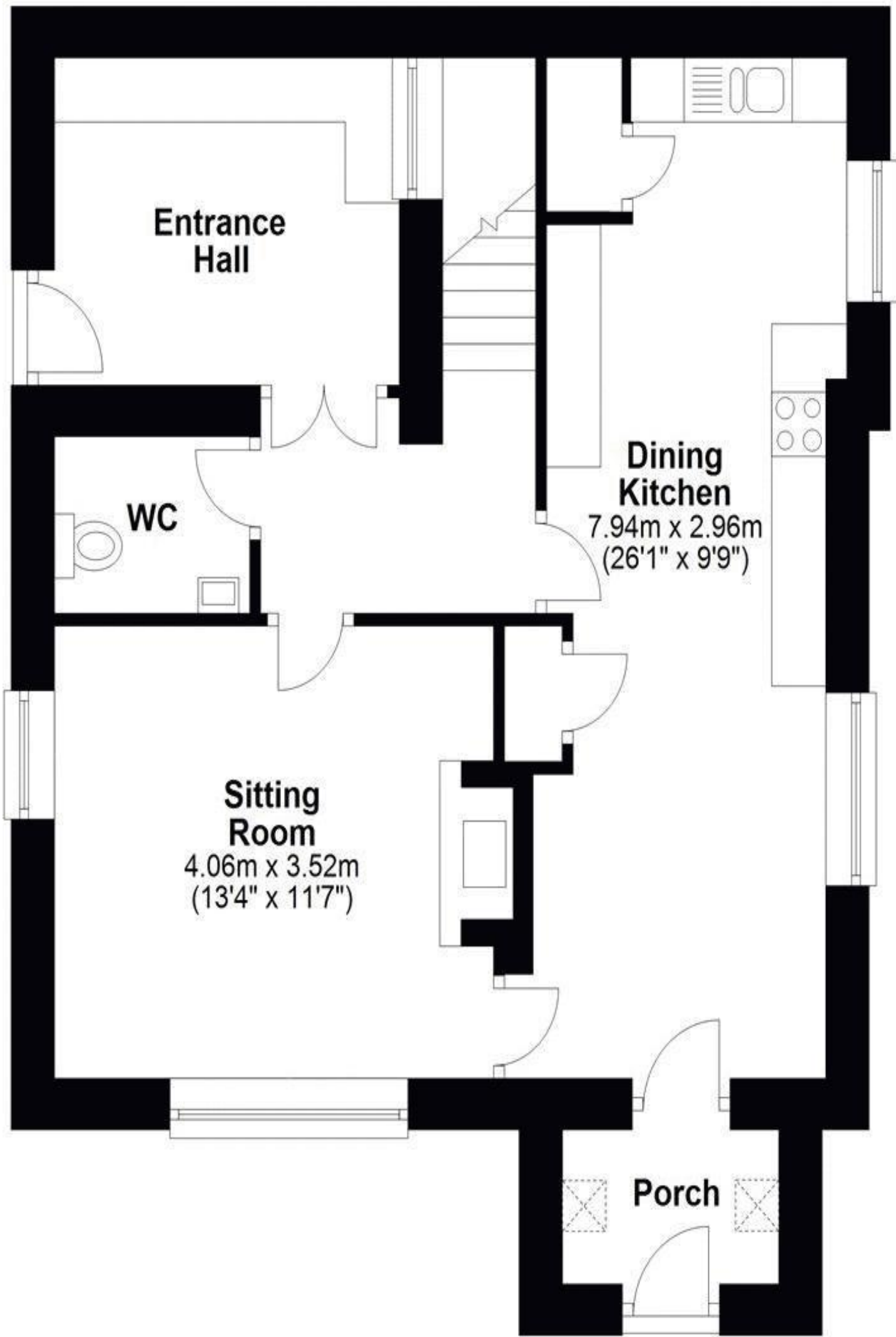
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Total area: approx. 111.5 sq. metres (1200.6 sq. feet)
Not to scale. For identification only



Externally - The Toft has a gravel driveway with parking for two cars, and a timber shed. The private front garden has been hard landscaped for easy maintenance, with planted borders and a stone wall to the boundary - the garden has been designed to incorporate lovely re-claimed stone from the original Ellingham Farm House, original stone used in the village from the nearby Brownieside Quarry. The seat was also originally from the village.

Ellingham village has a lovely village pub 'The Pack Horse Inn', Village Hall, historic Church and Ellingham Hall, hotel & wedding venue - the village is located approx. 6 miles inland 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 | Oil Fired Central Heating | Treatment Sewerage Plant (annual charge of £300) | Tenure: Freehold | Council Tax: Business Rates | EPC: E

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