



# 1 The Mill

Felton Mill, Felton



SANDERSON  
YOUNG





**1 The Mill  
Felton Mill, Felton, Morpeth,  
Northumberland, NE65 9HL**

**Fabulous four bedroom, Grade II listed stone Mill conversion with fantastic views over the River Coquet, impressive private stone terrace seating area ideal for al fresco dining, access to the river bank, two garages with parking to the front, additional residents parking and a private woodland site - three storey conversion with a private balcony, opening from the sitting room, with direct river views.**

1 Felton Mill is a well presented, Grade II Listed four bedroom, end terraced stone conversion, with spacious accommodation set over three floors, and fantastic views over the river and surrounding river bank. The property, one of four individual dwellings within the former Mill, offers a superb 'lifestyle' opportunity in this popular village, within minutes of the local village amenities including excellent pub/restaurant 'The Northumberland Arms', popular 'Running Fox' café and bakery, village shop/post office, Art Gallery and Doctors Surgery.

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**Price Guide:**

Guide Price £350,000

4 2 2 D



Felton Mill is ideal as a main or second home for those buyers looking to be in a beautiful, tranquil location, surrounded by an abundance of wildlife and views over the river. The current owners have lived in the Mill for 10 years, with refurbishment work and improvements undertaken include the updating of the Balcony leading from the sitting room, refurbishment of the ensuite, and the purchase of the woodland plot next to the garaging.

Ground floor - Generous Reception hallway with open tread spiral staircase to the first floor and door to the terrace and riverbank | Ground floor wc | Lovely Sitting room with wood floors and a window and door to the balcony overlooking the river | Formal dining room also overlooking the river, and opening to the former Mill race and spillway | Generous Family kitchen/breakfast room looking over the river, with a range of cabinets and integrated appliances.

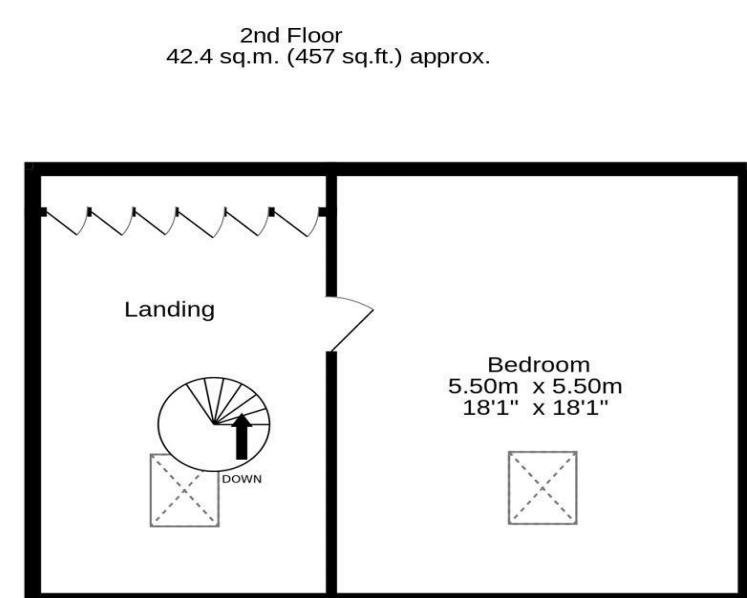
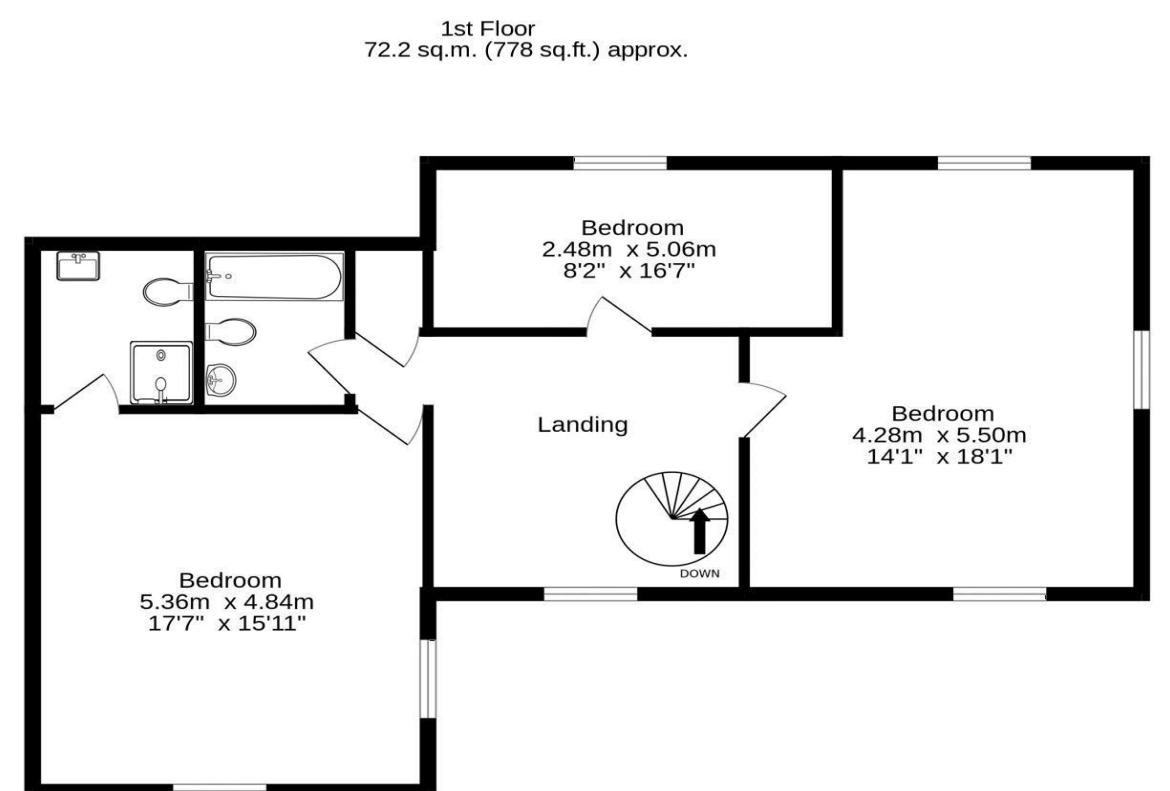
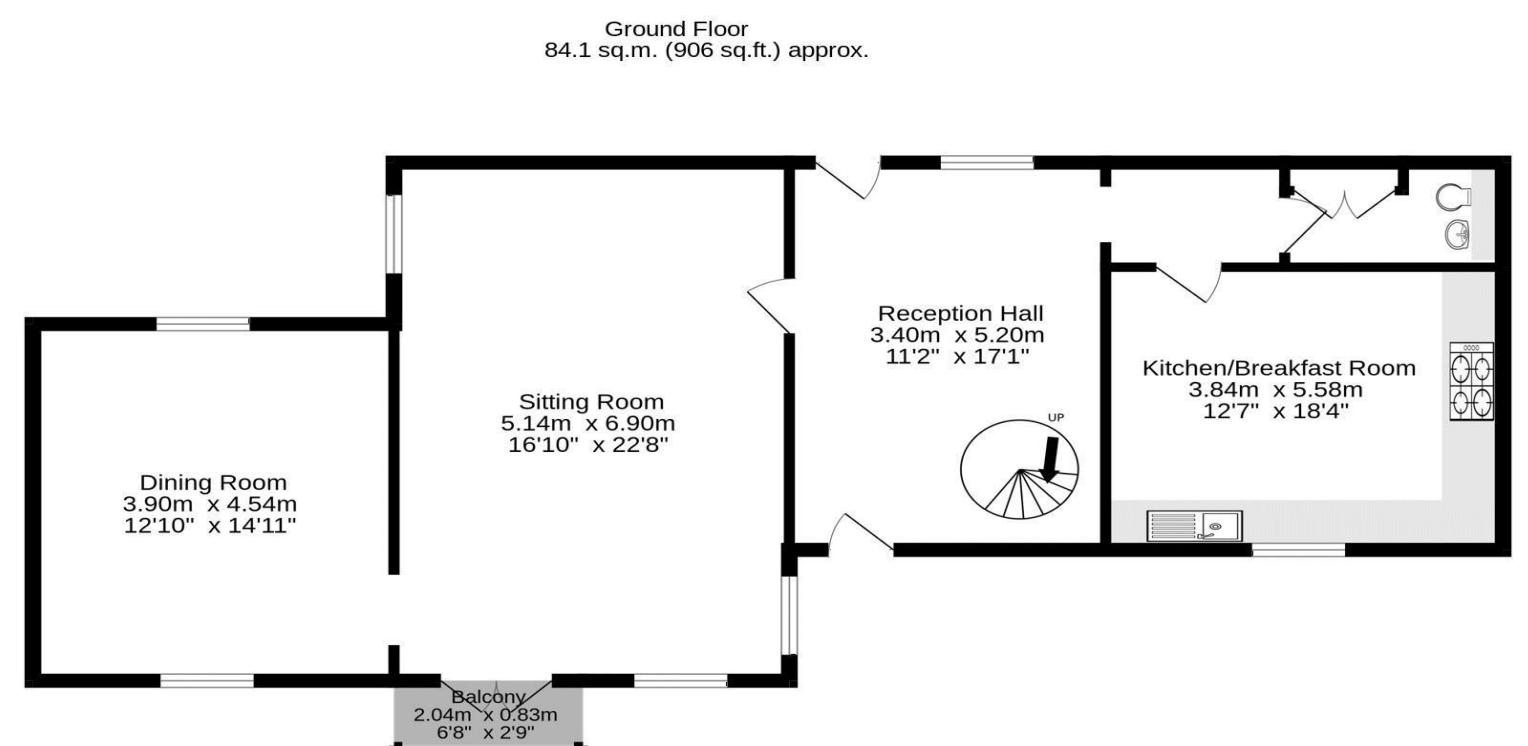
First floor - First floor landing | Generous master bedroom | Refurbished Ensuite shower room/wc | Two further double bedrooms | Well appointed Family bathroom with bath with electric shower over, basin and WC. Second floor - Second floor landing used as a study area, with eaves storage and built in cupboard housing the water tank and back up generator | Large fourth double bedroom with wood floors and a Velux window giving fantastic views to the river.



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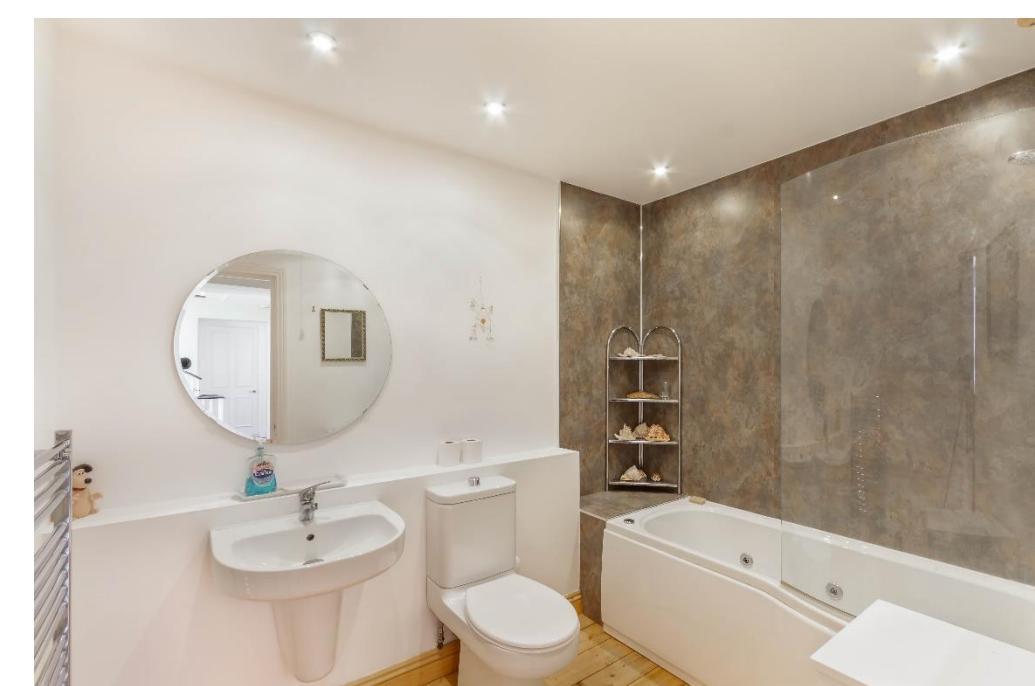




TOTAL FLOOR AREA : 198.8 sq.m. (2140 sq.ft.) approx.

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 stone terrace courtyard garden to the front approach, and access to the stunning river bank, which is shared with the other properties at Felton Mill. To the rear of the property is a lovely enclosed stone terrace seating area, ideal for barbecues and outside dining. There are two garages with parking to the front, within a block away from house, and a woodland plot sitting behind the garages - a sloping site with a fence to the boundary.

Services: Mains Electric & Water | Septic Tank | Economy Seven Storage Heaters | Tenure: Leasehold with a Share of Freehold | Council Tax: Band | EPC: D | Grade II Listed



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