



49 Farriers Rise

Shilbottle



SANDERSON
YOUNG





**49 Farriers Rise
Shilbottle, Alnwick, Northumberland,
NE66 2EN**

An immaculately presented, four bedroom family home, in a prime position overlooking the green in this attractive modern development in Shilbottle - fully refurbished and reconfigured, with an impressive Garden room extension, fabulous open plan kitchen/dining room, landscaped gardens and detached double garage with electric doors.

The superb four bedroom, semi detached house has been refurbished by the current owners to a high specification throughout with a Garden room extension, new kitchen/dining room with the opening up of the former kitchen and dining room, new ensuite and family bathroom.

Further works include; new oak internal doors, new composite front door, Karndean flooring, solid roof added to the Conservatory, new fireplace & Plantation shutters to the sitting room, new electric garage doors fitted, garden landscaped for easy maintenance.

Price Guide:

Guide Price £325,000

 4  2  2  C





Ground floor - Reception hallway with stairs to first floor | Ground floor wc | Small Study/cloaks area | Generous sitting room, running from the front to the rear, with feature fireplace, Plantation shutters and French doors to the garden | Fabulous open plan kitchen/dining room with French doors opening to the Garden room | Superb size solid roof Conservatory/Garden room with fitted blinds, two Velux windows and French doors to the garden | Refurbished fitted kitchen with a range of wood cabinets with solid wood worktops, central island/breakfast bar, plinth heaters & floor level LED lighting, with integrated appliances including induction hob and extractor, double oven, dishwasher, washing machine and full size Fridge and Freezer.

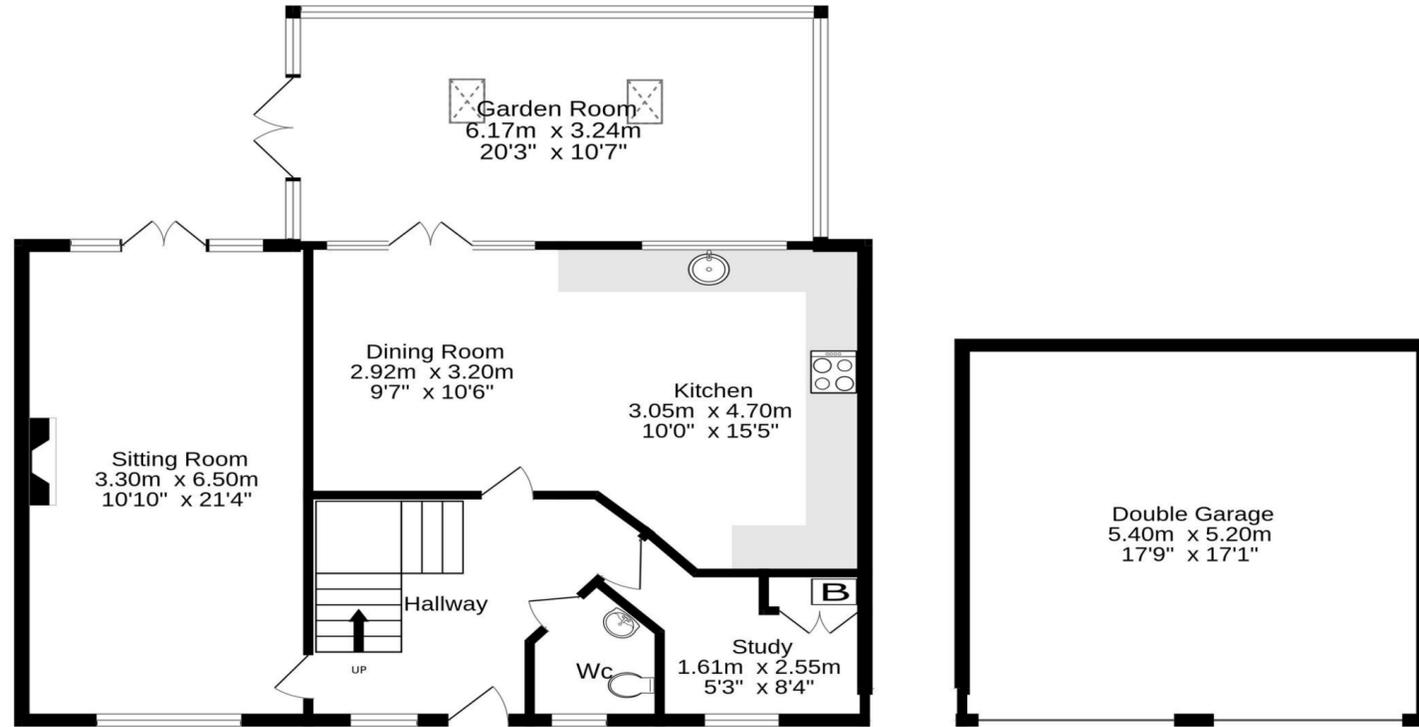
First floor - Lovely first floor landing with access to a part boarded loft | Master bedroom overlooking the green to the front, with a range of fitted wardrobes to one wall | Refurbished ensuite shower with corner shower with Rainfall head, wash hand basin in vanity unit and wc | Three further double bedrooms, two with built in wardrobes | Stylish family bathroom with a double ended bath, separate mains shower with a rainfall head, basin in vanity unit and wc.



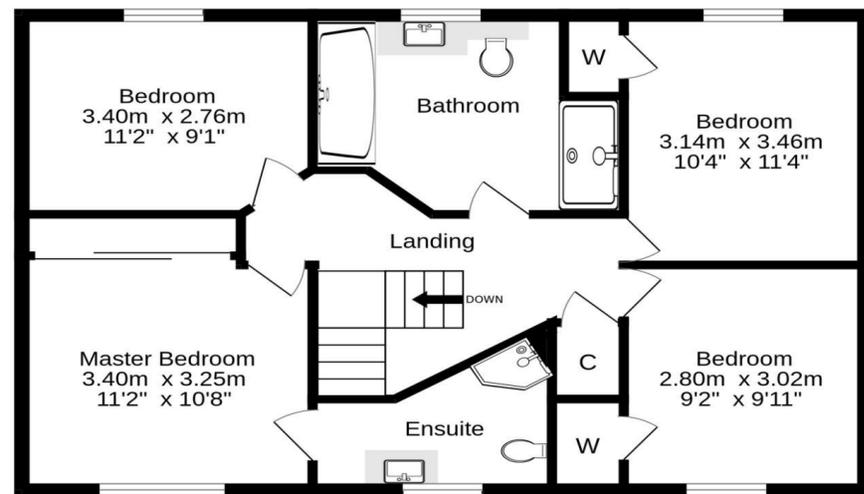
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Ground Floor
113.0 sq.m. (1217 sq.ft.) approx.



First Floor
64.8 sq.m. (698 sq.ft.) approx.



Externally - The front of the property is accessed via a pedestrian walkway overlooking the green. To the front there is an enclosed front garden with planting, a stone pathway and traditional picket fence. The rear garden is landscaped for easy maintenance, with gravel beds and paved patio terraces, raised planted beds, and a Greenhouse. The rear gate leads to a courtyard parking area with parking for 2 cars, leading to a double detached garage with two electric doors.

Shilbottle village is located approx. 3.7 miles from Alnwick and 4.3 miles from Alnmouth and the coast and offers a range of local amenities including the 'Village Farm' Spa & Health club, the popular 'Running Fox' cafe/restaurant, local shop/mini supermarket, historic Church, and village First School.

There is excellent access to the A1 trunk road for commuting north to Berwick, and south to Morpeth and Newcastle upon Tyne, with Alnmouth main line railway station located close by, for regular direct services to Edinburgh, Newcastle and London Kings Cross.

Agents note: In accordance with the Estate Agents Act of 1970 all potential purchaser's should be aware that the property is owned by an employee of Sanderson Young.

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band D | EPC: C

Farriers Rise, Shilbottle, Alnwick

TOTAL FLOOR AREA : 177.8 sq.m. (1914 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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