



Backworth, Newcastle Upon Tyne

£395,000

 3  2  2  C

RICHARDSONS   




# , NE27 0AU

- GARAGE AND DRIVE
- REFURBISHED AND EXTENDED
- BATHROOM & ENSUITE
- ENTRANCE PORCH TO FRONT & REAR
- NO UPPER CHAIN
- DETACHED WITH SOUTH FACING GARDEN
- THREE DOUBLE BEDROOMS
- UTILITY ROOM & WC
- BEAUTIFUL STREET WITH STREET GARDEN

£395,000



Charming, detached cottage set in the idyllic street of Harlbury on Backworth Lane, this renovated family home, originally built in 1909 has been extended to the first floor and rear creating a wonderful family space with spectacular views.

Surrounded by country lanes and horse fields, this is a wonderful home to feel the beautiful nature that surrounds Backworth Village.





### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

### Entrance Porch

Comprising two radiators, large walk-in storage cupboard and practical seating space.

### Family Kitchen

Modern kitchen with integrated Neff appliance including large fridge, large freezer, slide and hide self cleaning oven, Microwave/oven, Warming drawer, 7 ring induction hob, Quettle hot water tap, quartz work tops, large island with cupboards, drawers and space for seating. This beautifully designed room has ample space for a dining area under the roof lantern and space for a lounge area with floor length window. The bifold doors are a great addition to this home, providing an unbeatable view towards the beautiful trees set within Backworth Golf Course.

### Utility & WC

Comprising; Double drainer sink, Baxi combi boiler, plumbing for washing machine and space for tumble dryer. WC has fitted toilet and wash hand basin.

### Lounge

Lounge with chimney breast which allows for the addition of a log burner. Set away from the public living of the house, with high ceilings and alcoves this room has the flexibility of use as a lounge, further bedroom or dining room, there is a newly fitted window and door to the rear porch, bedroom and access to the first floor.

### Bedroom One & Ensuite to ground floor

Comprises; double fitted wardrobe and recently fitted window looking over rear courtyard. En-suite with shower unit, and vanity unit with wash hand basin and W.C.

### Rear Porch

This second porch with two large windows has previously been used as a study.

### First Floor Landing

Storage cupboard and roof light with electric blind.

### Bedroom Two

With gorgeous views front and back over the horse fields and beyond.

### Bedroom Three

Window to street view including the wonderful golf course trees.

### Bathroom

Comprising, large sunken bath, WC and wash hand basin, roof light situated inline with bath to provide sky view.

### Garden - south facing

Great size low maintenance with large decked area leading out from kitchen and further decked area for outdoor dining, side planters for vegetable growing,

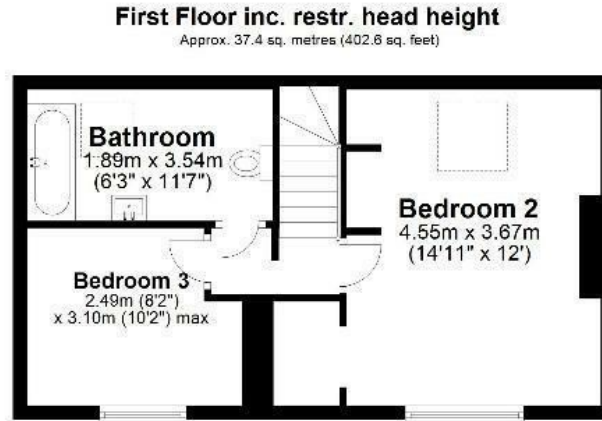
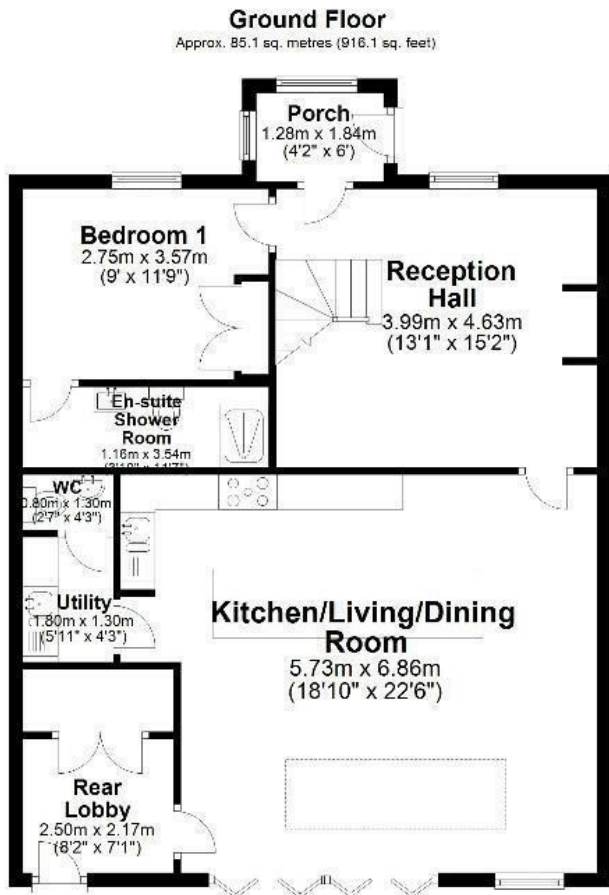
### Garage

Detached garage with electric, can be accessed from the garden or up and over door from the drive, ample storage into the roof space.

### Courtyard

A cosy private space, great for a large shed, dog garden or evening dining.

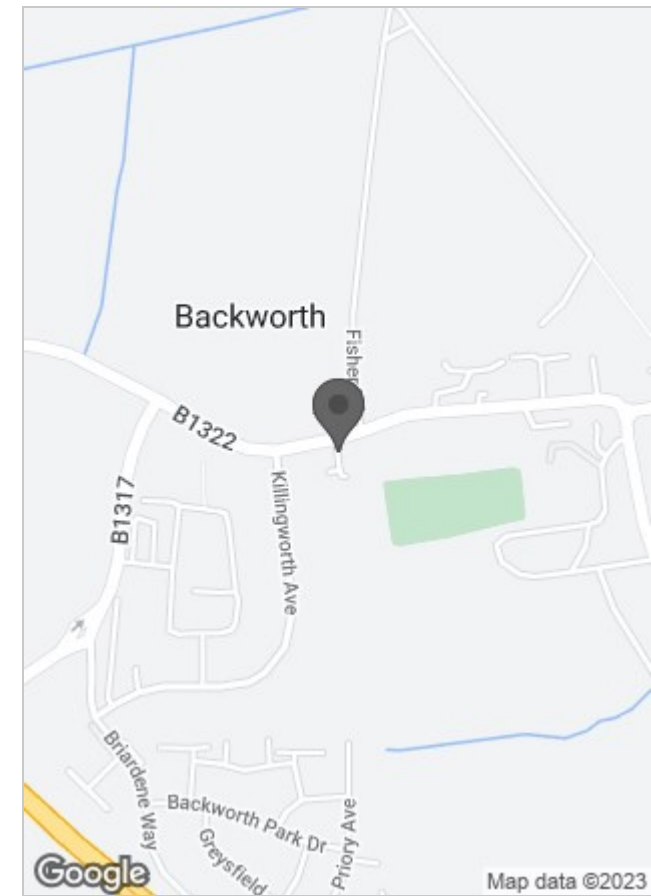




Total area: approx. 122.5 sq. metres (1318.7 sq. feet)

Floor plan is approximate and is provided for visual reference only.  
Plan produced using PlanUp.

**Castle Farm Cottage**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Viewing**

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.