

BRUNTON

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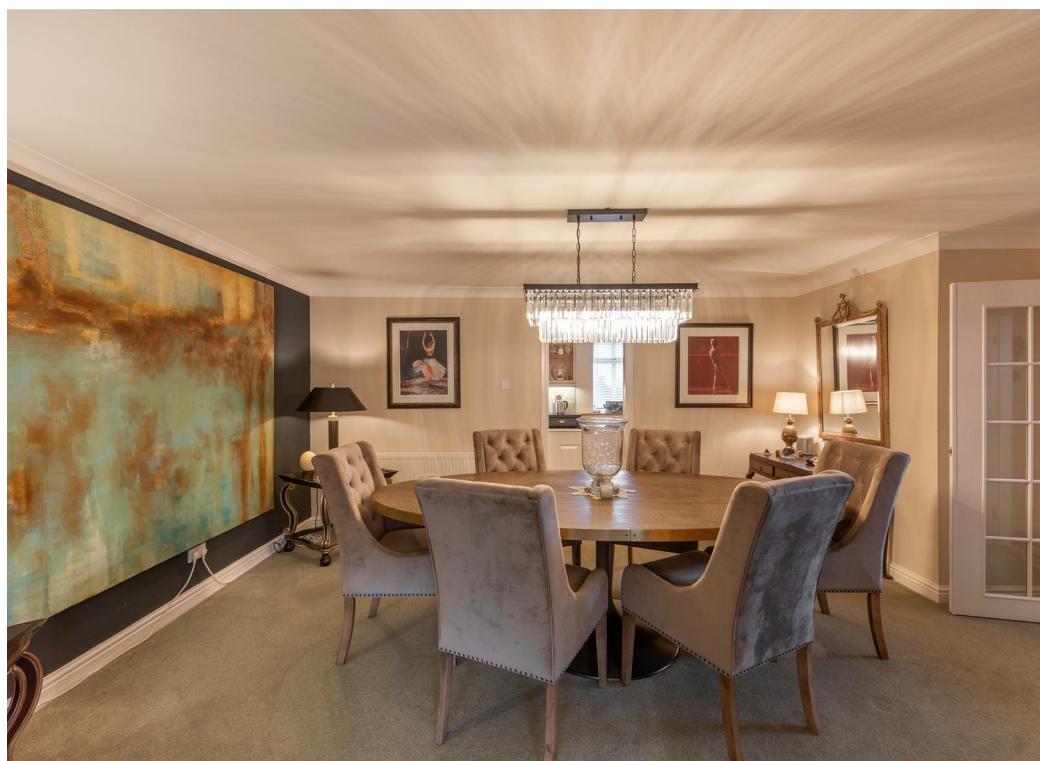
DOVECOTE STEADINGS, CLIFTON, NE61

Offers Over £485,000

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**CHARMING BARN CONVERSION - THREE BEDROOMS - SEMI RURAL WITH EXCELLENT ROAD
LINKS**

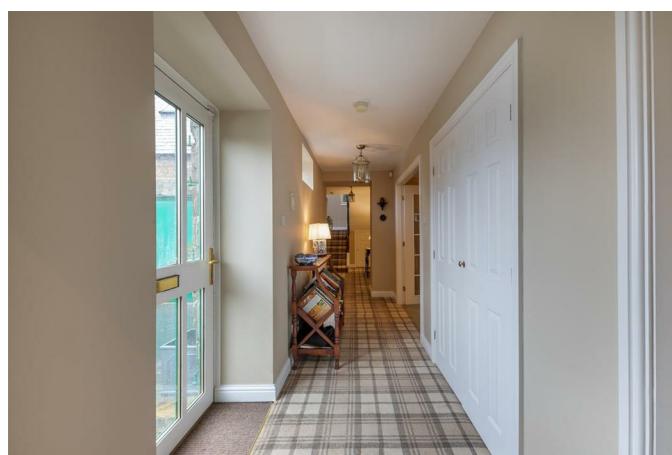
Stylish & Well-Presented Stone Built Home Boasting Two Generous Reception Rooms, Lovely Kitchen/Breakfast Room, Three Bedrooms, Bathroom plus En-suite, Delightful West Facing Gardens, Off Street Parking Space & Integral Garage.

Dixon House is a beautiful, three-bedroom residence and is ideally located at Dovecote Steadings, Clifton.

Dovecote Steadings itself is a hamlet of luxury, stone built barn conversions which is perfectly placed adjacent to wonderful open countryside, whilst also offering easy access into the desirable market town of Morpeth, which is only a short drive away, with its shops, cafes, restaurants and amenities.

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This property is in an idyllic semi rural position with the A1 providing excellent road links into Newcastle City Centre and throughout the region.

The internal accommodation comprises: Hallway with access to a ground floor guest WC, a door leading into the single garage and stairs leading to the first floor. Doors open into generous reception rooms along with a beautiful country style kitchen/breakfast room. With terracotta stone flooring along with a mix of granite and oak work surfaces to compliment the bespoke wooden cabinets. A range cooker and integrated appliances.

The lounge enjoys a stone and fireplace with gas burning stove. French doors lead out onto the garden terrace.

The lounge is open to the spacious dining room which offers double doors leading back to the main entrance hall and access to the kitchen.

Stairs lead to the first floor landing and bedrooms.

The principal suite is a large double room with bespoke fitted wardrobes, roof light and an en-suite shower room with three piece suite.

Bedroom two is bright and spacious with two roof lights.

Bedroom three has a roof light, large storage cupboard and provides an ideal single guest room/ study.

The landing offers access to a family bathroom with three piece suite.

Externally, the property offers a delightful and mature west facing garden, with lovely, paved patios, stone walled boundaries, well stocked borders and gated access to a second allocated parking space.

Well presented throughout, this excellent stone-built barn conversion simply demands an early inspection and viewings are strongly advised



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TENURE : Freehold

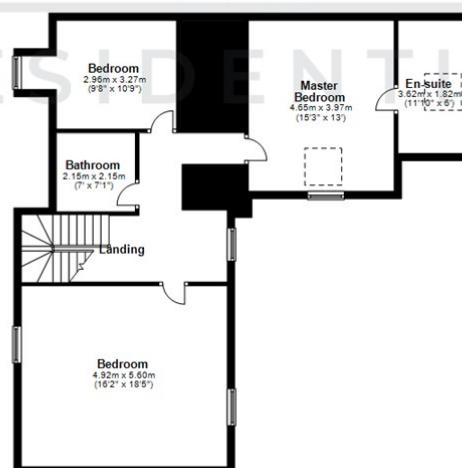
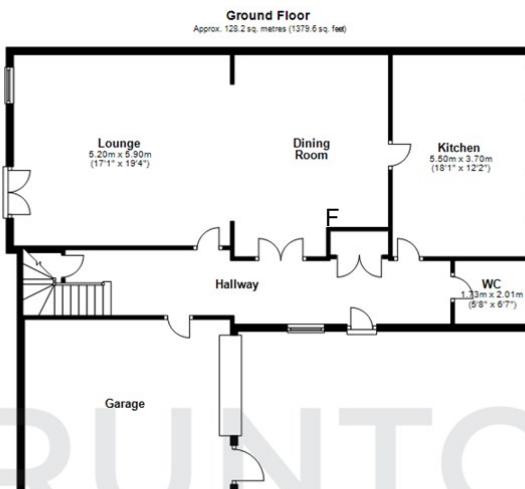
LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : D

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Total area: approx. 220.3 sq. metres (2371.0 sq. feet)

All measurements are approximate and are for illustration only.

Plan produced using PlanUp



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		