

BRUNTON

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PIGDON, MORPETH NE61

Offers Over £435,000

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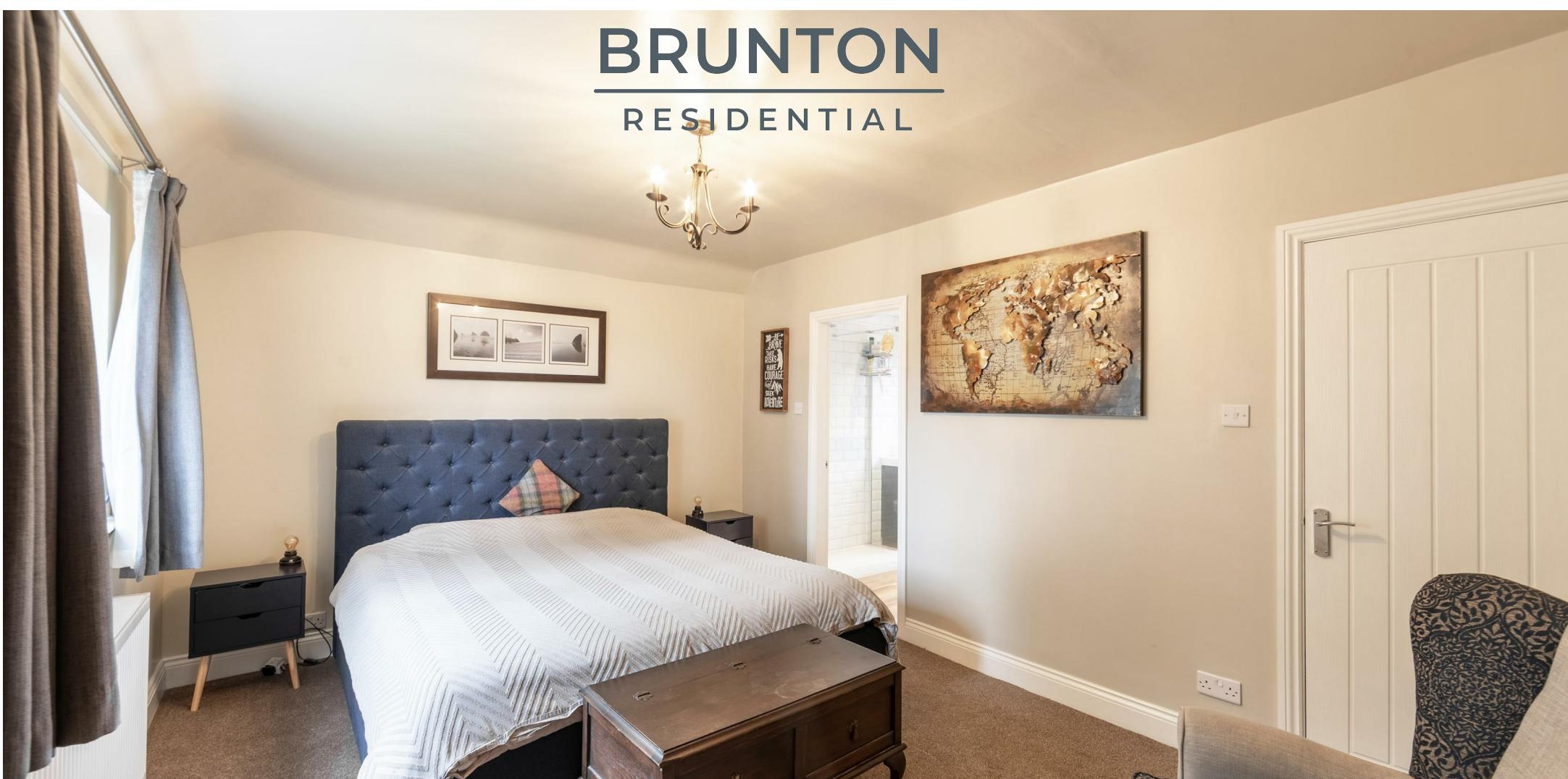
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Semi-Detached Period Home Boasting an Extensive Plot & Brand New Roof, with Two Generous Reception Rooms, Kitchen/Diner plus Utility, Three Bedrooms, Stylish Re-Fitted Family Bathroom plus a Contemporary Re-Fitted En-Suite Shower Room, Converted Garage/Home Gymnasium with Beautiful Lawned Family Gardens, Vegetable Garden & Additional Woodland.

The Cottage, is a lovely, semi-detached period property which is perfectly located within the desirable village of Pigdon, with its direct access to wonderful open countryside and easy access into Morpeth Town Centre with its excellent array of shops, cafes, restaurants, and outstanding local schooling.

The property itself is accessed via a lobby which in turn leads into a hallway with access to a ground floor guest WC. The hallway then leads into two, good sized ground floor reception rooms. The main lounge enjoys dual aspect windows, including a walk-in bay with views out over the gardens and surrounding fields. The lounge, which has been recently decorated, also offers a recently installed wood-burning stove and a door leading into the rear hallway. The rear hallway provides access to the dining room and also a staircase leading to the first floor.

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To the rear of the ground floor is an open plan kitchen/diner, with access to a pantry cupboard and a door leading to the utility area and integral garage (which has been converted into a home gymnasium with French doors leading to the courtyard). This space is extremely versatile and provides further potential for a ground floor bedroom suite/home studio or further reception room, should it be required.

The stairs then lead up to the first-floor landing and give access to three bedrooms, of which two are comfortable doubles. Bedroom three is a smaller room and is ideal as a nursery/study. The principal bedroom is generous in size and offers access to a stylish, re-fitted en-suite shower room. The landing also provides access to a stylish and re-fitted family bathroom with four-piece suite, including a free-standing bathtub.

Externally, the property enjoys a substantial site, with a range of lawned gardens, vegetable garden with chicken coop and a separate woodland area (which again offers further potential).

The property has also recently had a new gas 'Combi' central heating system installed, which is supplied by a new propane gas tank. The drainage is served by two septic tanks that are located in neighbouring fields.

With a recently installed heating system, double-glazed windows and brand new roof, early viewings are deemed essential.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	41	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive 2002/91/EC