

BRUNTON

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ELLINGTON, MORPETH, NE61

£625,000

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Beautifully presented four-bedroom farmhouse offering versatile reception space, character features, and substantial gardens in Mill Farm House, Ellington, Morpeth.

The property includes a spacious lounge, sitting room, separate snug, utility room, and an impressive open-plan kitchen/diner centred around a substantial island and freestanding fireplace. Four double bedrooms are complemented by two en suite shower rooms and a well-appointed family bathroom. Externally, the property benefits from extensive gardens with multiple seating areas and a gated driveway providing ample off-road parking.

Mill Farm House is situated within Ellington, a well-placed Northumberland village offering access to local shops, schools, and everyday amenities. The nearby coastline and surrounding countryside provide excellent outdoor space, while road links, including the A1, allow straightforward access towards Morpeth, Ashington, and Newcastle. The property will appeal to families seeking generous internal space and a quieter village setting.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor, understairs storage, and access to the ground floor reception rooms. Positioned to the front is a spacious lounge with dual aspect windows and a character fireplace, while the sitting room provides a further reception space, also featuring a character fireplace, and opens directly into the kitchen/diner, creating an excellent layout for family living and entertaining.

The impressive kitchen/diner has been beautifully designed with sleek contemporary units, granite work surfaces, integrated appliances, twin integrated ovens, an induction hob with ceiling extractor, an inset sink, and a substantial central island with breakfast seating and storage. A contemporary freestanding fireplace creates an attractive focal point within the dining area, while French doors and large windows allow plenty of natural light throughout. The hallway also provides access to a separate snug, utility room, and ground-floor WC.

The first floor landing gives access to four double bedrooms and the family bathroom. The main bedroom benefits from a modern en suite shower room with a walk-in shower, wash basin, and WC, while a second bedroom also benefits from an en suite. Another bedroom features a fireplace, while the family bathroom includes a freestanding bath, separate walk-in shower, wash basin, and WC.

Externally, the property occupies a generous plot with lawned gardens, mature planting, gravelled pathways, established borders, and multiple seating areas, including a pergola-covered terrace. Tall hedging provides a good degree of privacy, while the gated driveway and substantial parking area provide off-road parking for numerous vehicles, caravans, or motorhomes. The attractive stone-built exterior and versatile living space create an impressive family home throughout.



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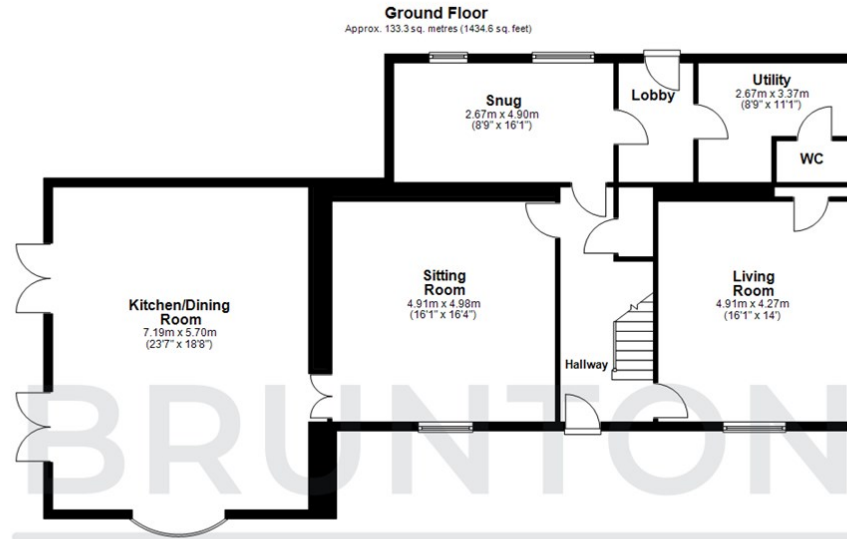
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TENURE : Freehold

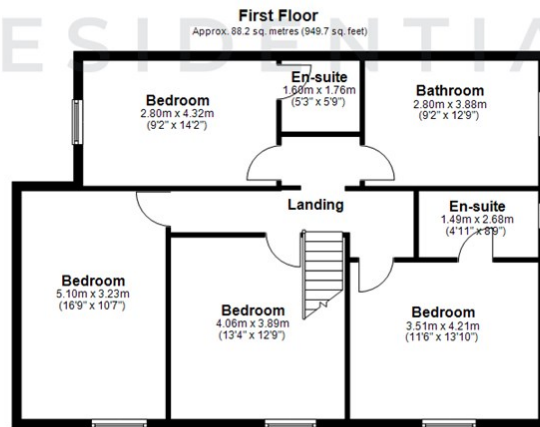
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



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Total area: approx. 221.5 sq. metres (2384.3 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	