



## Cragside Cottage

Middle Farm, Seghill, Cramlington, NE23 7DH

youngsRPS 

# Cragside Cottage

## Middle Farm

### Seghill

#### NE23 7DH

A charming stone built 4 bedroom converted barn, set in mature gardens that offer off street parking with lovely views out to the rear over the fields beyond the garden.

- Detached split level bungalow
- Stone built
- Four bedrooms
- Detached garages
- Mature gardens
- Stunning views
- Energy efficiency rating E



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Youngs Hexham 01434 608980



## DESCRIPTION

Through the porch you enter the entrance hall which has a cloaks WC. The bedroom and living room accommodation are split to either side of the entrance hall.

### Reception Rooms

The main living room is at the end of the rear hallway, it is a bright and inviting room with high ceilings and exposed roof beams. The room enjoys a triple aspect with a lovely arched feature window to the front. In addition, at the heart of this room is a pleasant electric fireplace, with Adams style surround. The living room then leads through double doors to the garden room, which enjoys lovely views of and access to the rear garden.

### Kitchen, Dining and Utility Rooms

The kitchen diner is a spacious room with high ceiling and exposed beams. The fitted farmhouse style kitchen has wall and base units, with integrated stainless-steel sink and drainer with mixer tap, dishwasher, electric oven and a gas hob under extractor hood. The kitchen is fitted to one side of this room, with space for a family dining table at the other side, in front of the arched feature window. The final room on this lower ground floor level is the utility room that is situated to the rear across from the kitchen. The utility room has fitted base units, with integrated stainless-steel sink and drainer, plumbing for a washing machine, space for a tumble dryer and access to the rear garden. There is a home office/ dining room with window to the front.

### Bedrooms

The main bedroom is a generous double bedroom, with exposed beams and a feature arched window to the front. The en-suite wet room has partially tiled walls, shower, WC and wash hand

basin. The second bedroom is a generous double bedroom with arched windows to the front. The third and fourth bedrooms are spacious children's single rooms. The family bathroom has a three-piece bathroom suite that includes bath with shower over, wash hand basin, WC, lino flooring and partially tiled walls and a skylight.

The property has landscaped front gardens with a central driveway and parking area with lawns either side that are surrounded by mature floral bedded areas and a low-level stone walls. To the side of the front garden area the property has two detached garages that form part of a communal block. The rear garden is mainly laid to lawn with hedged rear border and bedding areas. The rear garden has private paved patio areas that enjoy the best of the views on offer.

## LOCATION

Situated on the outskirts of Seghill, the property is ideally located with stunning rural views whilst still remaining part of the hamlet community of Middle Farm. The nearby village of Seghill has primary schools, a business park, pharmacy, rugby club, village shop, public house and community comrades club. In support the nearby town centre of Cramlington about 3.5 miles away offers a full range of professional services, retail, and leisure facilities as well as major supermarkets. Cramlington train station offers additional public transport links. For the commuter, rail services are regularly available to Newcastle Upon Tyne and from Newcastle central station further connections can be made to London and the South, Edinburgh and the North and Carlisle to the West with direct railway lines.

There is mains water, drainage and electrics and heating is LPG gas.

## CHARGES

Northumberland County Council Band F Leasehold, 104 years remain on a 125 year lease from 2004. A payment of £19.27 per month is charged for shared expenses.

## VIEWINGS

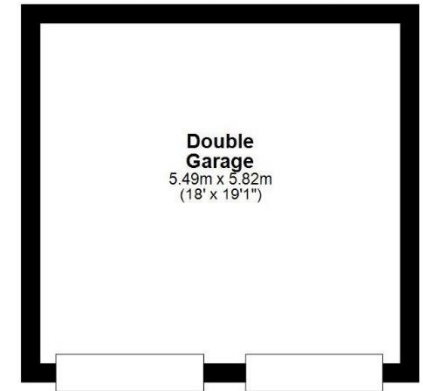
Viewing is strictly by appointment. Arrangements can be made by contacting Youngs RPS, Hexham on 01434 608980.

## FREE MARKET APPRAISAL

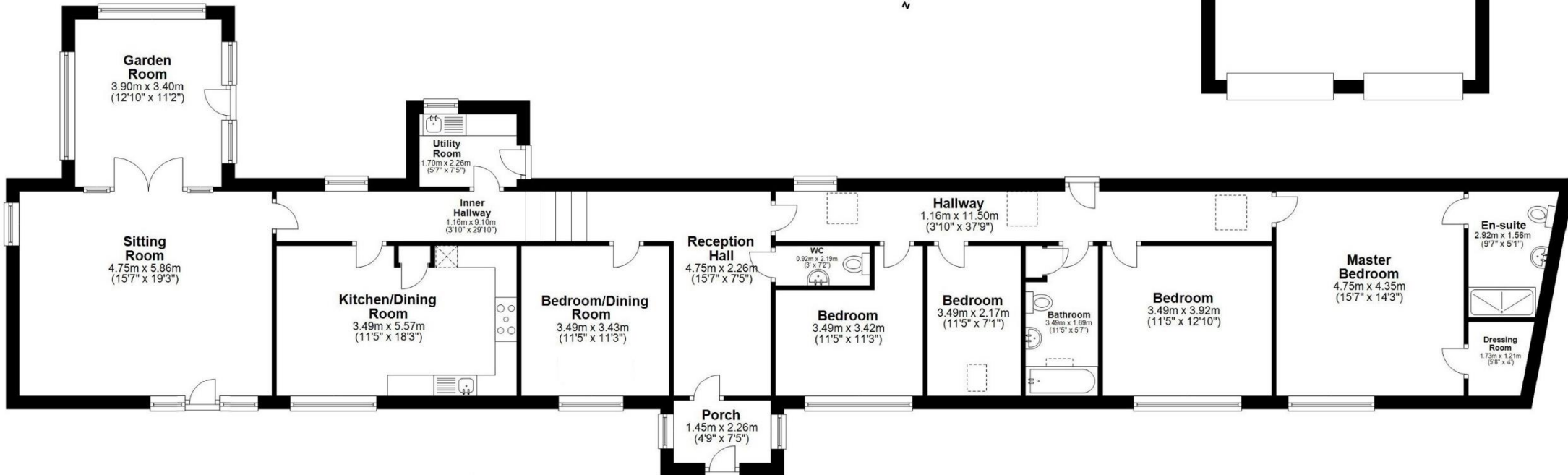
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



**Detached Garage**  
Approx. 32.0 sq. metres (344.4 sq. feet)



**Ground Floor**  
Approx. 188.5 sq. metres (2029.1 sq. feet)



Total area: approx. 220.5 sq. metres (2373.5 sq. feet)  
**Cragside Cottage, The Grange, Middle Farm, -**

R201

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