



Sawmill Close Sharperton Guide Price £300,000

A detached stone-built house with gardens and grounds extending to approximately two thirds of an acre (0.275 hectare). The property is situated on the southern periphery of the village overlooking the river and enjoying fine views of Coquetdale. The house has much character and retains traditional features including sash windows with shutters, fireplaces, cornicing and shelved alcoves. It requires modernisation but has huge potential. Accommodation comprises Entrance Porch, Hall, Cloakroom, Kitchen (with Pantry), Sitting Room, Dining Room, modern timber-framed Garden Room (with underfloor heating), Rear Lobby, 3 Bedrooms and Bathroom. A staircase within the second bedroom rises to spacious attic rooms.

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Sharperton

The rural hamlet of Sharperton is located in the picturesque upper Coquet Valley on the edge of Northumberland National Park. The small Market Town of Rothbury is approximately six miles to the west and provides an excellent range of leisure and shopping facilities as well as first and middle schools.

Gardens and Grounds

Extensive gardens and grounds feature stone walls, mature trees and beech hedges, borders, traditional wicket gates, stone steps and a gravelled courtyard. The whole is formed by a series of separate compartments including areas of lawn and a vegetable garden. There are two garden sheds, and a garage/store.

Services

Mains water and electricity, private drainage. Oil-fired 'ESSE' range cooker in kitchen. Solid fuel central heating serving radiators and some under floor electric heating.

Council Tax

The property is in Band E (£1,937.56 2016/17).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

Postcode

NE65 7AE

Energy Performance Certificate

Current Rating 1 (G) full report available upon request.

Local Authority

Northumberland County Council
Tel: 01670 62700

Location

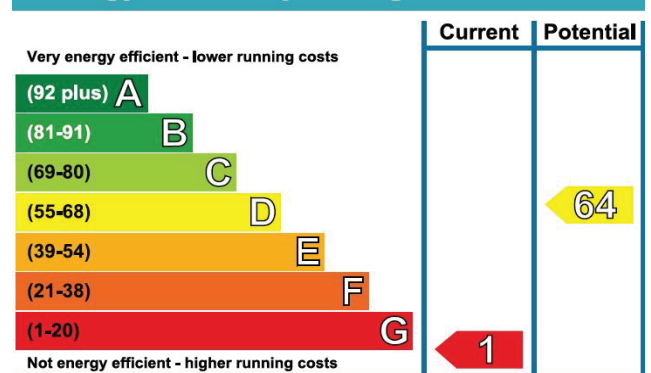
Please refer to the location plan incorporated within these particulars.

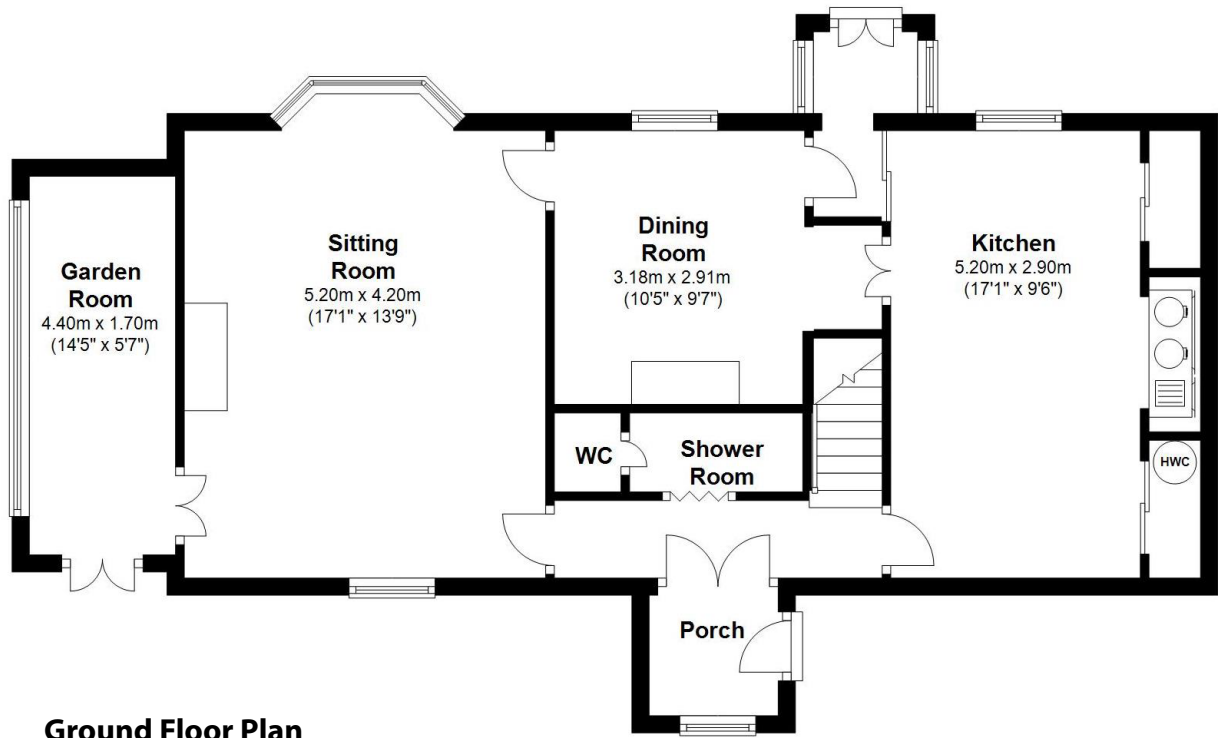
For detailed directions please contact the selling Agents.

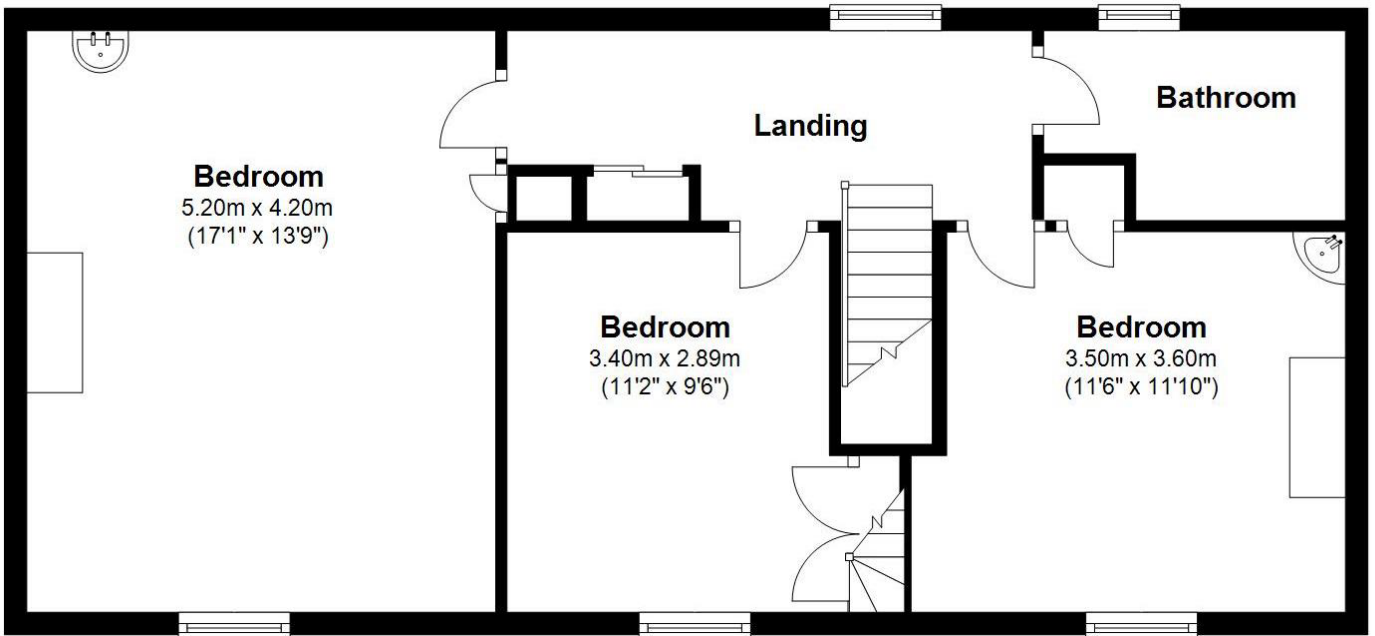
Particulars prepared September 2016
Property Reference 10324



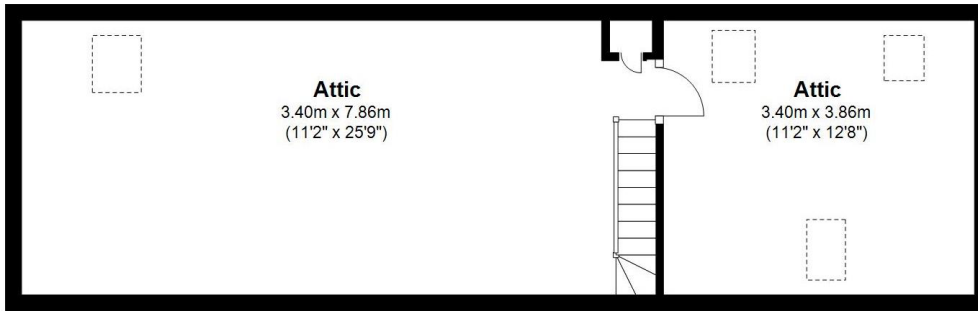
Energy Efficiency Rating







First Floor

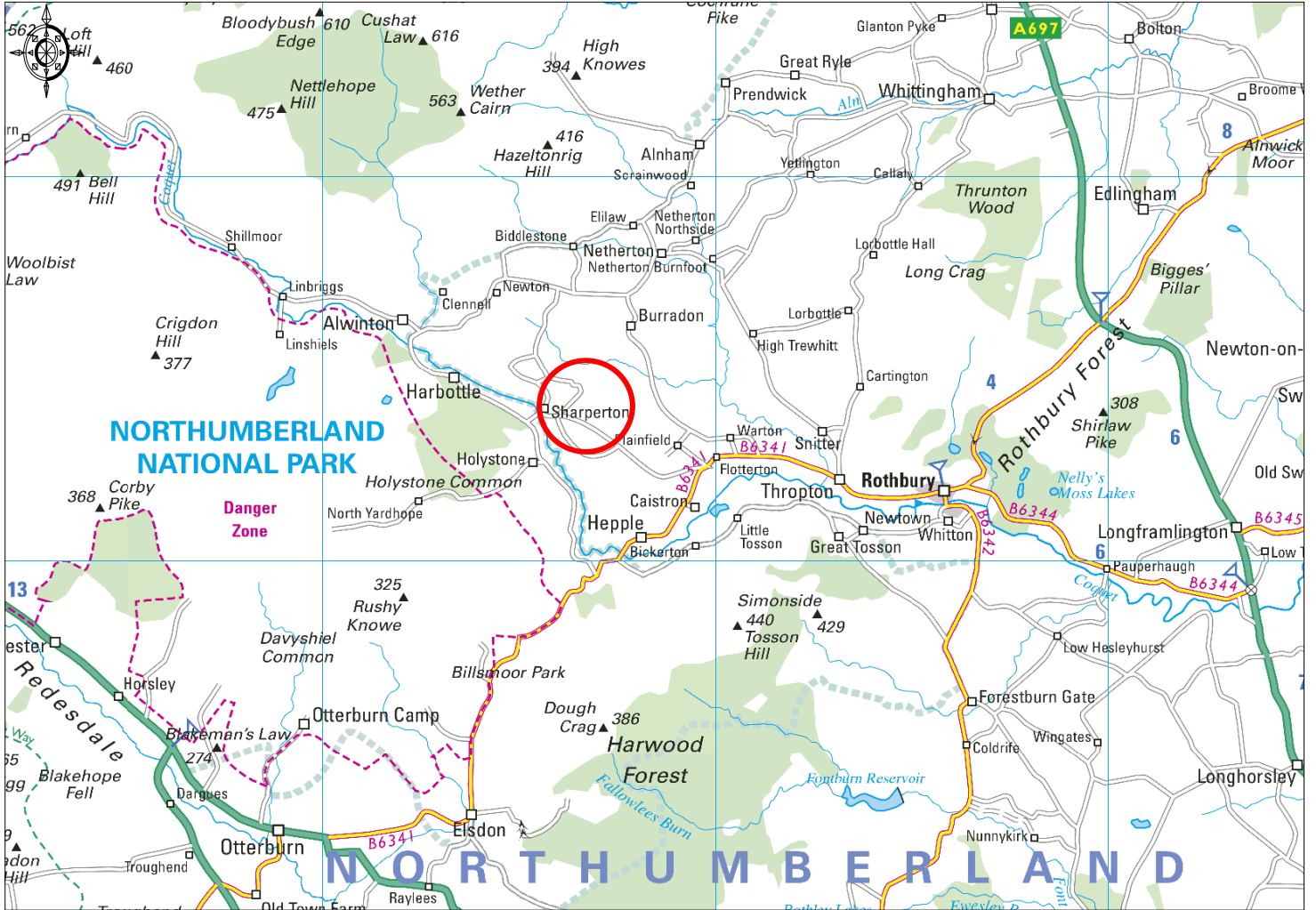


Attic Space











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