



Dating back to the 1700s, we are delighted to present our statement five bedroom stone-built farm house situated within an idyllic location of Brampton in Northumberland.

The generous accommodation briefly comprises: front porch leading to sizeable kitchen/diner with walk-in pantry, living room, a ground floor fifth bedroom or further reception room and a conservatory to the rear. To the first floor, there are four well-proportioned bedrooms and the family bathroom.

Externally, the property is accessed by the stable gate which leads to a very open driveway area providing ample off-street parking for multiple cars. Adjacent to the property has sizeable barns / outbuildings attached with planning permission in place to be converted to holiday lets for a potential income stream. To the rear, there is a very generous garden with far-reaching, open views of the countryside.

This period property is situated within a very desirable location within the Slaggyford area with excellent access for commuting via the A689.

Viewings come highly recommended.

Asking Price:

£450,000

EPC Rating: E

Merryknowe

Slaggyford, Brampton, CA8



Front Porch:
5'9" x 10'11" (1.75m x 3.33m)

The front external uPVC door enters into the front porch with uPVC double glazed surrounding windows, tiled flooring, and access to:

Kitchen / Diner:
16'3" x 16'9" (4.95m x 5.1m)

A sizeable kitchen/diner centered around a traditional Rayburn with a range of wall and floor units with contrasting worksurfaces; stainless steel sink with drainer unit, plumbing for washing machine and space for dryer, double central heating radiator, uPVC double glazed window, traditional wooden beams, ample space for dining and carpet flooring.

Walk-In Pantry:
12'6" x 6'4" (3.8m x 1.93m)

With ample space for storage and further utility appliances e.g. fridge/freezer, with uPVC double glazed window and featured stone worksurfaces.

Living Room:
15'4" x 14'8" (4.67m x 4.47m)

A generous living room with feature fireplace with multi-fuel stove within an attractive stone surround and hearth, traditional exposed stone wall and wooden beams, double central heating radiator, uPVC double glazed window, staircase to first floor, carpet flooring.

Conservatory:
9' x 6'2" (2.74m x 1.88m)

The rear of the property features a pleasant conservatory making for the ideal seating area, with uPVC double glazed surrounding windows, exposed feature stone wall with fitted stone lintel, external door leading to rear garden and carpet flooring.

Bedroom Five:
14' x 11'2" (4.27m x 3.4m)

An ideal ground floor (double+) bedroom, study or further reception room adjacent to the living room with attractive



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(working) cast iron fireplace, uPVC double glazed window, double central heating radiator and carpet flooring.

Landing:

The staircase from the living room leads up to the spacious landing with carpet flooring and access to:

Bedroom One:

12'9" x 21'9" (3.89m x 6.63m)

Double+ bedroom; uPVC double glazed window, double central heating radiator, built-in overstairs storage cupboard (hidden) with ample space for further wardrobes, carpet flooring.

Bedroom Two:

11'5" x 15'1" (3.48m x 4.6m)

Double+ bedroom; uPVC double glazed window, double central heating radiator, ample space for fitted wardrobes, carpet flooring.

Bedroom Three:

16'5" x 9'7" (5m x 2.92m)

Double+ bedroom; uPVC double glazed window, double central heating radiator, space for wardrobes, laminate flooring.

Bedroom Four:

14' x 11'2" (4.27m x 3.4m)

Double bedroom; uPVC double glazed window, single central heating radiator, space for wardrobes, carpet flooring.

Bathroom:

A three piece suite featuring low level WC, panelled bathtub with electric shower over and pedestal wash hand basin; single central heating radiator, uPVC double glazed privacy window, built-in airing cupboard and tile-effect flooring.



External:

The property is initially accessed by a stable gate featuring a very generous driveway for multiple cars. Adjacent to the property has sizeable barns attached to with planning permission in place to be converted to holiday lets for a potential income stream. To the rear, there is a generous garden with far-reaching, open views of the countryside.

EPC:

Band C.

Council Tax:

Band D.

Tenure:

Freehold.

Material Information:

The following information should be read and considered by any potential buyers prior to making a transactional decision.

The information above has been provided by the seller and has not yet been verified at the point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

We have been advised by the seller the property has mains electricity oil central heating and the property is of traditional construction typical of the area. There is no electric car charger currently present. Please rely on the results of your searches for any further information.

The maximum speed for Broadband in the area can be shown by inputting the postcode via the Broadband Speed Checker ("UK's No. 1 Broadband Speed Test"). The mobile coverage in the area can be checked via the Ofcom website.

These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Tenure - Freehold

Viewing - By appointment through Red Hot Property.





While every attempt has been made to ensure the accuracy of the floorplan information, measurements of floors, walls, rooms and any other areas are approximate and the responsibility is placed on the user.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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<http://www.redhotproperty.co.uk>

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract