



CHAPELTREES

BELFORD, NORTHUMBERLAND

Galbraith

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Attractive stone built detached cottage with sweeping rural views.

Belford 3 miles ■ Bamburgh 6 miles ■ Alnwick 14 miles
Berwick-upon-Tweed 17.5 miles ■ Newcastle upon Tyne 47.5 miles,
Edinburgh 74.5 miles

- Reception hall | Cloakroom | Living room | Breakfasting kitchen with seating area | Conservatory/Dining room
- 4 Bedrooms | 2 Bathrooms (1 en suite)
- Delightful garden with panoramic views | Orchard | Lawns | Garden shed | Parking
- EPC Band D
- About 1.54 acres (0.62 hectares)



Galbraith

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 OnTheMarket

THE PROPERTY

Chapeltrees is an attractive stone built detached cottage with sweeping rural views south and east towards the majestic Northumberland coastline and pretty coastal villages. Built in 1993 as a Potton kit built house, the property offers a wealth of attractive features that combine to make this a highly desirable home in a sought after location. This popular destination would also suit those looking for a holiday investment opportunity or a second home and weekend retreat.

A spacious and welcoming reception hall provides access to the main reception rooms. The triple aspect living room has a solid fuel stove inset into a characterful brick inglenook fireplace and feature exposed beams. The spacious kitchen is well fitted with a comprehensive range of wooden units and opens into a cosy sitting area. Double doors lead into the conservatory /dining room with access into the garden. The ground floor also has a useful cloakroom.

On the first floor there are four well - proportioned bedrooms with the principal bedroom enjoying an en-suite bathroom in addition to a separate family bathroom.

OUTSIDE

Chapeltrees is situated in a heavenly location at the end of a sweeping gravel drive that leads to both the front and rear of the property which is surrounded by rolling fields beautiful countryside and woodland offering shelter, screening and wildlife interest. The garden has been laid mainly to lawn with some shrub surrounds and has a gravel car parking and turning area. The garden includes an attractive orchard with cherry, plum, hazel and apple trees and a garden shed with electricity supply, currently disused water filter equipment and a lean to log store.

LOCATION

The property is situated in an idyllic rural setting and although wonderfully secluded, it provides a perfect base from which to enjoy the area's many attractions. These include pretty coastal villages, stunning countryside, numerous golf clubs and some of north Northumberland's most picturesque beaches.

Some fine pubs and gastro restaurants, as well as an array of local shops can be found closer to home at the desirable coastal village of Bamburgh, while nearby Belford has an award-winning farm shop selling local produce and speciality foods.

Easy access to the A1 trunk road puts a number of market towns and a wide range of amenities within reach. Shops and supermarkets, pubs, restaurants, a hospital and schools, can all be found in the historic market towns of Alnwick to the south and Berwick-upon-Tweed to the north.

Mainline stations at both Alnmouth and Berwick provide regular and direct Intercity services to Newcastle upon Tyne, London King's Cross and Edinburgh. Newcastle International Airport for domestic and international flights.

DIRECTIONS

Head north on the A1. After passing Purdy Lodge take the right hand turn to Adderstone Mains. Drive a short distance up this road and the driveway entrance to Chapeltrees is on the right hand side.

Post Code: NE70 7HS

GENERAL

Services: Mains water supply via a private pipe and electricity, private drainage, electric central heating. There is a pump in the garden shed which is connected to an untested spring supply of water.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band F

EPC: Rated D

VIEWING

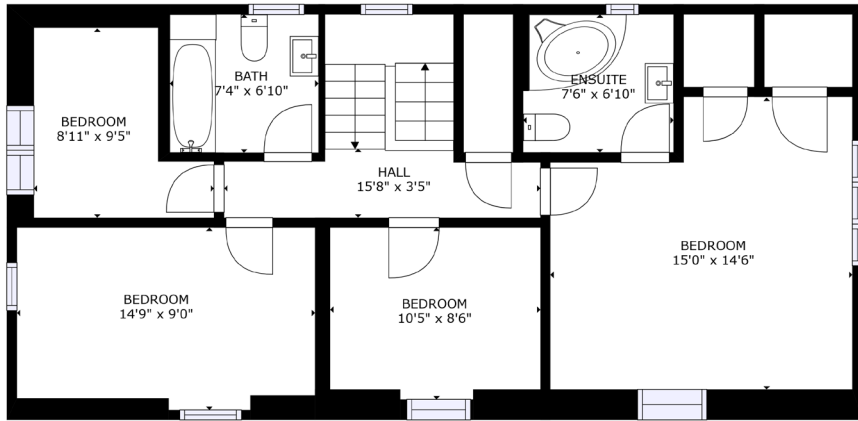
Strictly by appointment with Galbraith Hexham
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WHAT 3 WORDS

grass.trailer.recliner

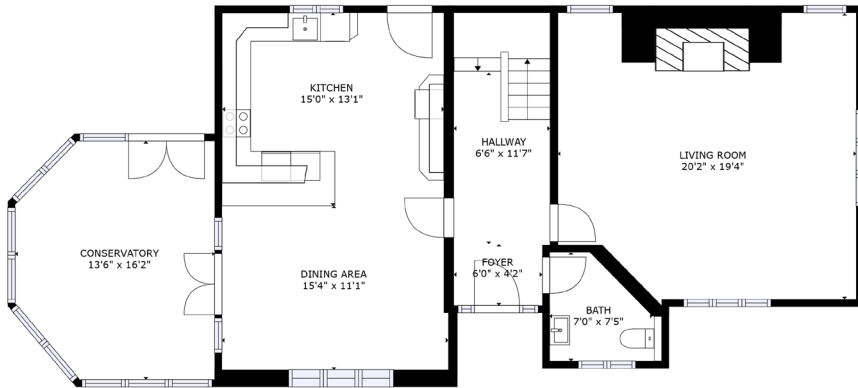




GROSS INTERNAL AREA
 FLOOR 1: 931 sq. ft. FLOOR 2: 769 sq. ft.
 EXCLUDED AREAS: CONSERVATORY: 198 sq. ft.
 TOTAL: 1699 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



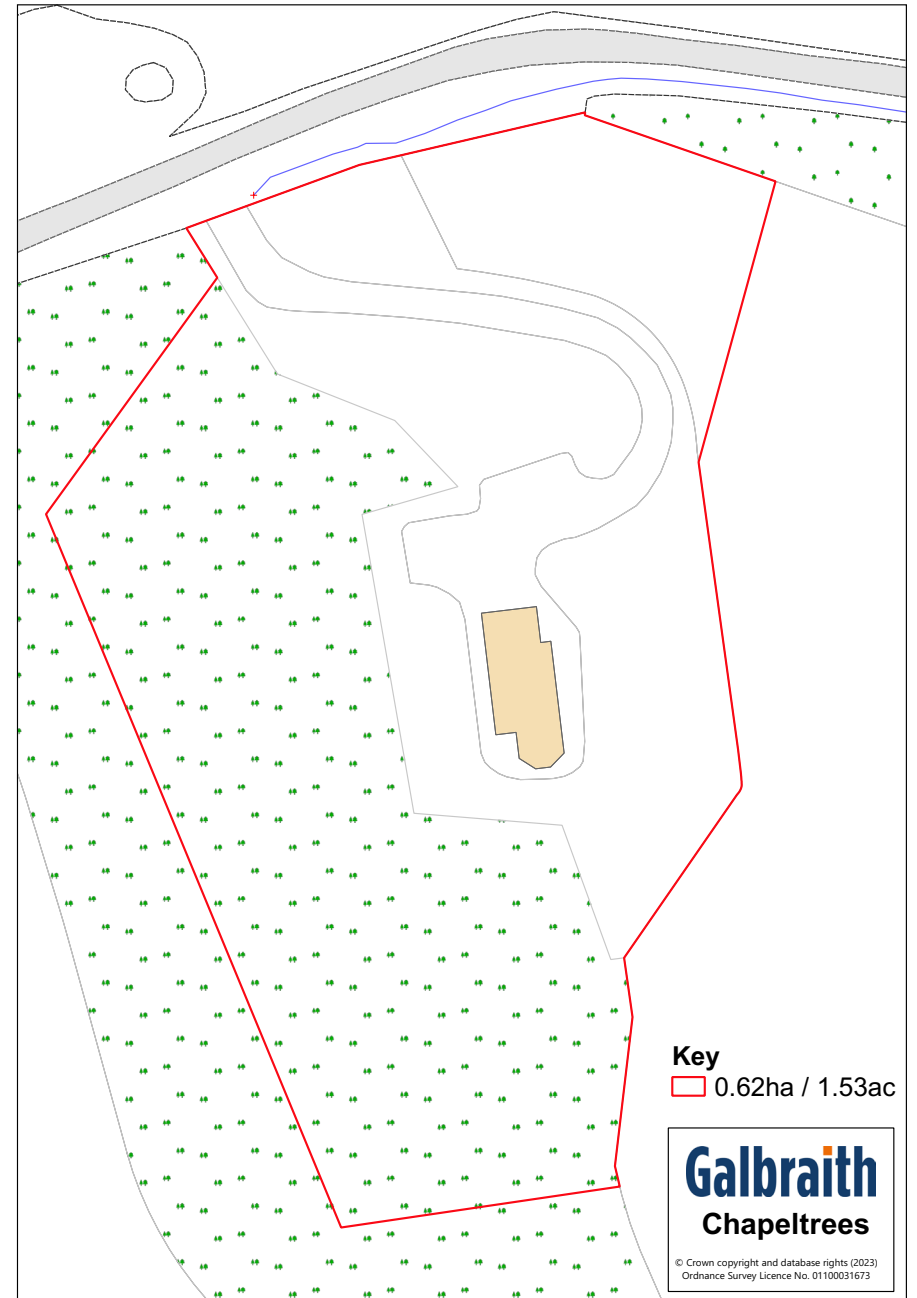
FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1: 931 sq. ft. FLOOR 2: 769 sq. ft.
 EXCLUDED AREAS: CONSERVATORY: 198 sq. ft.
 TOTAL: 1699 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



Key
 0.62ha / 1.53ac

Galbraith
 Chapeltrees

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