



Farrow House

Tritlington Demesne, Tritlington, Morpeth, Northumberland, NE61 3EE

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A superb three bedroom stone build cottage in the beautiful hamlet of Tritlington.

Morpeth 5 miles | Alnwick 16 miles | Newcastle 22 miles

- Kitchen/diner
- 3 Bedrooms
- 2 Bathrooms
- 1 Reception Room
- Utility/W.C.
- Garden
- Off street parking

THE PROPERTY

Farrow House is an appealing semi-detached three bedroom cottage developed in 2006 as part of a wider conversion and new build scheme. It forms part of a pretty and popular cluster of houses that occupy a peaceful and rural, yet convenient location. The ground floor comprises a large sitting room with floor to ceiling windows, as well as a stone fire place fitted with a wood burning stove. The spacious kitchen/diner is fitted with modern kitchen units including integral dish washer, electric oven and hop with purifier above. It is a sociable room providing ample space for informal entertaining and has direct access to the garden and patio through a light giving glazed elevation. There is also a utility

room/boot room and W.C. at the back door. Upstairs there are three bedrooms arranged off of a central landing. The principal bedroom has an en suite shower room. The other bedrooms are served by a family bathroom.

OUTSIDE

At the front of the property there is paved parking for two cars which leads to a pretty garden and patio area with attractive borders.

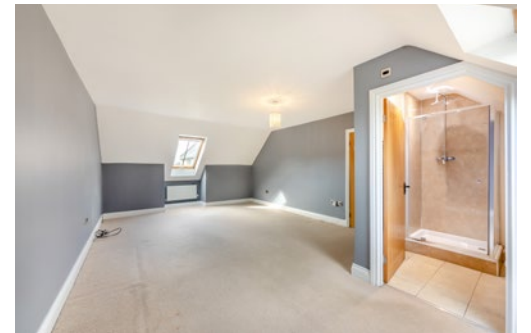
LOCATION

The property is set in an idyllic rural location close to Morpeth which has a wide range of services and infrastructure including regionally renowned schools, restaurants, sports facilities, super markets and a wide variety of shops. Public transport links to Morpeth are excellent. There is a main line station connecting London King's Cross and Edinburgh Waverley and is convenient to the A1. The school bus runs through the village to the Morpeth schools.

DIRECTIONS

Head north along the A1 from Morpeth for approximately 4 miles, turn right at the sign for Tritlington. After 1.3 miles, turn left over the bridge and then left again. The property is the first on the left.





GENERAL

Services: Mains electricity and water are connected. Foul drainage is to a share sewage treatment system. Oil fired central heating.

Residents Association: there is an annual subscription to the residents association of £500. Covering the cost of communal areas, lighting, the sewage treatment system and public liability insurance. Each household has an equal share. There are 11 properties in total.

Local Authority: Northumberland County Council

Tenure: Freehold

Council Tax: Band E

EPC: Rated C

VIEWING

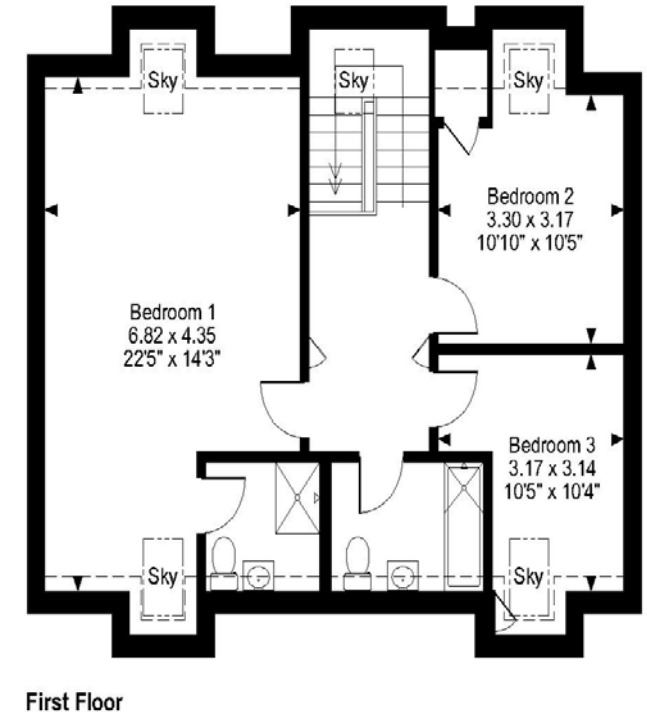
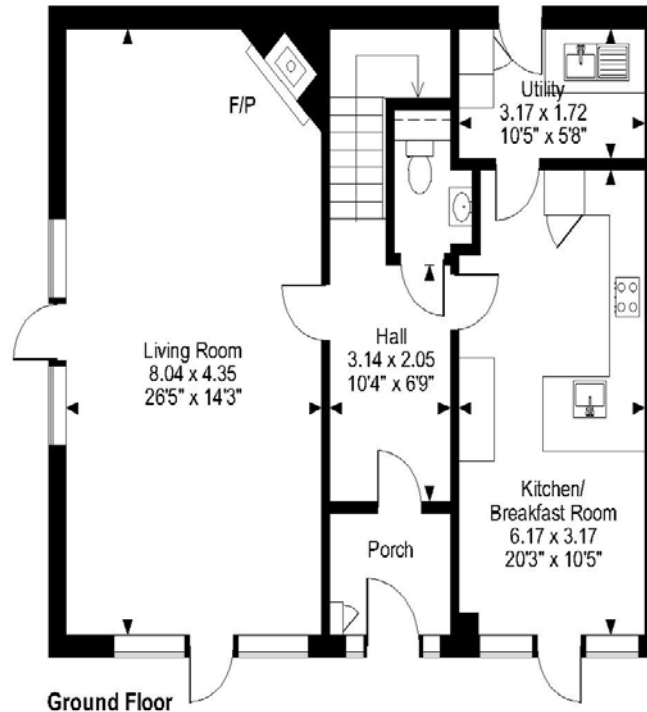
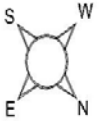
Strictly by appointment with Galbraith Hexham Tel: 01434 693693 Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.

Tritlington Demesne, Tritlington, The Farrow House, Morpeth, Northumberland

Approximate Gross Internal Area
1537 Sq Ft/143 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ Denotes restricted head height

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared October 2023. Photographs taken September 2023.