



ADDERSTONE SMITHY

ADDERSTONE, BELFORD
NORTHUMBERLAND, NE70 7HT

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

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APPROXIMATE MILEAGES

Bamburgh 4.7 miles • Alnwick 11.8 miles • Berwick Upon Tweed
17.8 miles
(all distances are approximate)

PROPERTY SUMMARY

Deceptively Spacious Bungalow

Three Double Bedrooms • Ensuite Shower Room • Bathroom •
Dining Kitchen • Sitting Room • Garden • Parking



The Area

The property is located within easy access of the A1 and a short drive to the Northumberland village of Belford. There is a good range of amenities including first schools, medical, chemist, supermarket, hotel and pubs. The popular historic market town of Alnwick has an abundance of amenities including specialist shops, restaurants, pubs and hotels. The Alnwick District is famous for its unspoilt beauty, and is one of the most picturesque areas of countryside in England- with long sandy beaches and quiet friendly villages, high school education is readily available. This rural but accessible area is surrounded by beautiful countryside and is renowned for the Northumberland coastline with its stunning heritage beaches and medieval castles. The area offers easy access to the railway stations in both Alnmouth or Berwick -upon-Tweed offering excellent inter-city links to major cities across the UK including daily trains to London.

The Property

Built in the late 1800's Adderstone Smithy is a spacious three bedroom bungalow offering ample accommodation throughout. There is a well equipped kitchen with good floor and wall storage, cooker and hob, dishwasher, washing machine and fridge freezer. This room opens up into the living room with double aspect windows. Opposite is a

spacious and bright double bedroom with fitted storage. There are two further well-proportioned double bedrooms with one benefitting from an en-suite shower room. The bathroom with partial full height tiling has a wash hand basin, WC and bath with shower over completes the internal accommodation. Some of the furniture may be available by separate negotiation. The property over recent years has been utilised as a successful holiday let.

Externally

Externally the property has parking to the front. The garden which is mainly laid to lawn, wraps round the house with a further garden to the right hand side.



Tenure & Possession

Freehold, vacant.

Services

Oil central heating, mains water, mains electricity and septic tank.

EPC Rating

This property has been certified with an EPC Rating of D

Local Authority

Northumberland County Council
Currently business rates

what3words

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

/////collide.switched.alike

Viewings

Viewings are strictly by prior appointment with George F. White.

Important Notice

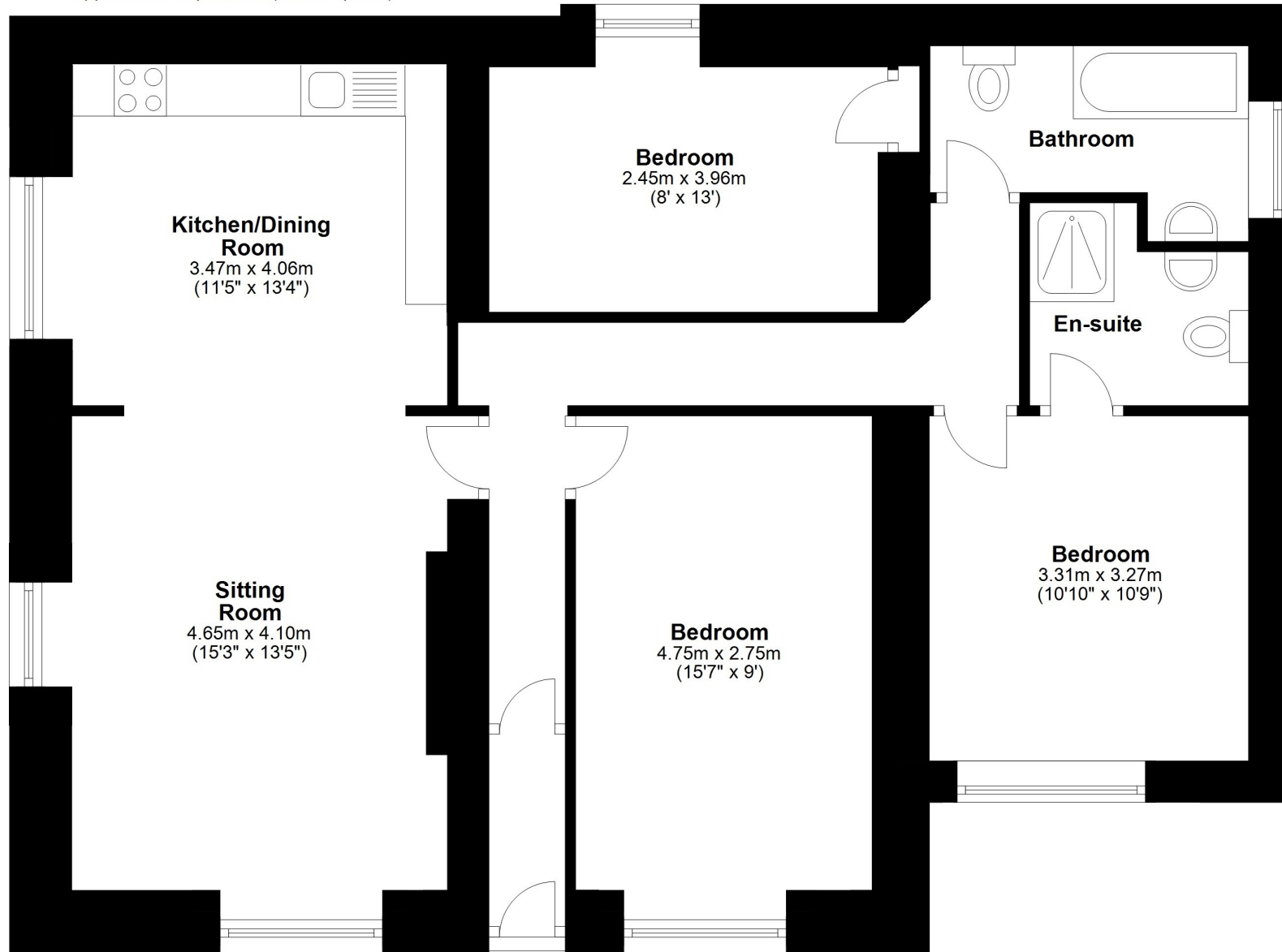
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Ground Floor

Approx. 88.8 sq. metres (955.3 sq. feet)



FLOORPLAN

ADDERSTONE SMITHY

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