

# Milking Parlour, Ellingham Hall, Ellingham, Chathill, Northumberland

£375,000



## Full Description

Situated in the most glorious and picturesque grounds, this cottage is currently stunning holiday accommodation which is ideally located allowing you to appreciate all that the Northumberland coast and countryside has to offer. Space to extend and also do possible garage conversion subject to planning etc. Elizabeth Humphreys Homes are proud to welcome to the market this fabulous 3 bedroomed stone-built cottage oozing character and charm, featuring wooden windows and doors, oak flooring and internal doors and modern and stylish ceiling spotlights. In addition, this property boasts driveway parking for two cars leading to a double garage and an attractive garden to the rear and side. The cottage is heated by an LPG tank which is metered, has septic tank drainage and benefits from mains electric and mains water.

Ellingham is situated a few miles from the stunning Northumbrian coastline and the villages of Bamburgh, Beadnell and the vibrant fishing town of Seahouses. The coastline provides a perfect place to walk along the beach and dunes, to spot a whole host of wildlife and to enjoy the unparalleled views of the impressive castles of Bamburgh and Dunstanburgh or take a boat excursion to The Farne Islands. The historic market town of Alnwick is 10 minutes away and is a town brimming with

history and culture, from the tranquillity of Barter Books to the splendour of the Alnwick Castle and Garden. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few. From Ellingham access to the A1 is a few minutes away taking you south to Newcastle and north into Scotland.

The Milking Parlour is entered via the wooden front door which opens into a main hallway with various doors leading off and an oak staircase ascending to the first floor.

The kitchen-dining-living space, with chrome switches and sockets and ceiling spotlights, is a glorious room offering plenty of cream coloured country cottage style wall and base units with a solid wood door complemented by a solid wood work surface. In terms of fitted equipment, there is an under bench fully integrated fridge, a fully integrated dishwasher, a Belfast sink with two attractive taps above and a built-in freezer. There is a large LPG range cooker with grey splash back tiling behind and a chimney style extractor fan above. A pair of French doors open into the garden and further windows allow a wealth of natural light to circulate. A centrally located chimney breast housing an electric wood burner subtly divides the space and leads to the living-dining area. Two further windows and a pair of French doors allow more natural light making it a beautiful bright and airy space. A snippet of the staircase is visible from here adding to the appeal of the room.

The utility space, incorporating the ground floor WC, is superbly useful offering a stainless-steel sink, a wall hung concealed cistern toilet with a push button, plumbing and space for a washing machine and space for a tumble dryer. The gas boiler is also housed here for ease of access.

Taking the stairs to the first floor, which is illuminated beautifully by a long window half way up, the landing opens out to three bedrooms with shaped ceilings, a bathroom and an additional shower room which is fully tiled with Travertine tiling and with an electric shower within behind a bi-fold door. Adjacent to this is the family bathroom which comprises a claw foot slipper bath with a wall mounted shower tap, a wood vanity unit with a round bowl sink on top with a designer tap above and a wall hung concealed cistern toilet with a push button behind. The space has been fully tiled with Travertine tiles and a window allows for natural light with additional lighting by way of ceiling spotlights.

The primary suite is a large double room benefitting from an en-suite. Beautifully light and bright courtesy of a window overlooking the front in addition to two Velux windows in the semi-vaulted ceiling, this room oozes peace and relaxation. Fully tiled with Travertine tiling, the en-suite comprises a corner shower cubicle with a waterfall shower head within, a wood surface with a round bowl sink on top and a concealed cistern toilet with a push button. A chrome heated towel rail ensures added comfort. A Velux window within the shaped ceiling allows for natural light.

Bedroom 2 is a double room capturing a gorgeous leafy green vista over the rear garden. Currently set as a twin, this well-presented room allows the easy addition of accent colour should you so wish.



Bedroom 3 is another double room with a dormer window allowing for natural light and adding charm and character. Additional lighting is by way of ceiling spotlights.

Externally, the gardens to the side and the rear are low maintenance and mainly laid to lawn with some mature trees creating a soft backdrop. This is an ideal space in which to relax and unwind after the hustle and bustle of the day and enjoy a cup of coffee or a glass of wine with family and friends.

**Important Note:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

## Features

- Investment potential
- Holiday let or main home
- Double garage/ possible garage conversion
- Parking
- Garden
- Rural location
- Quality fixtures and fittings
- Groundfloor WC
- Ensuite
- Room to extend

## Contact Us

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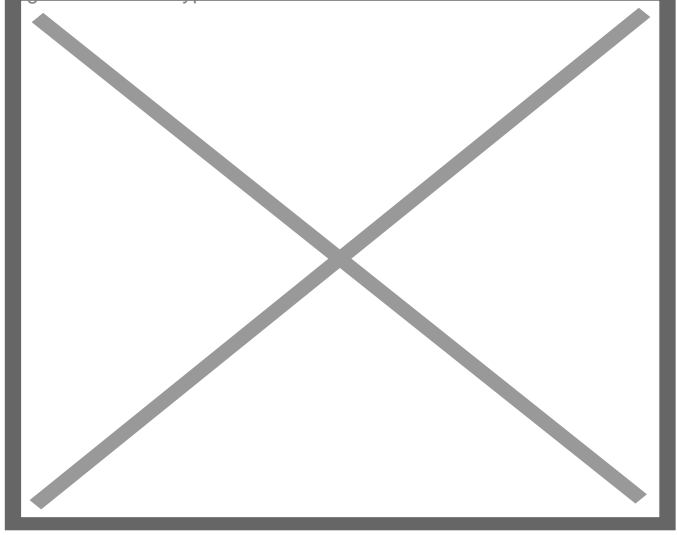


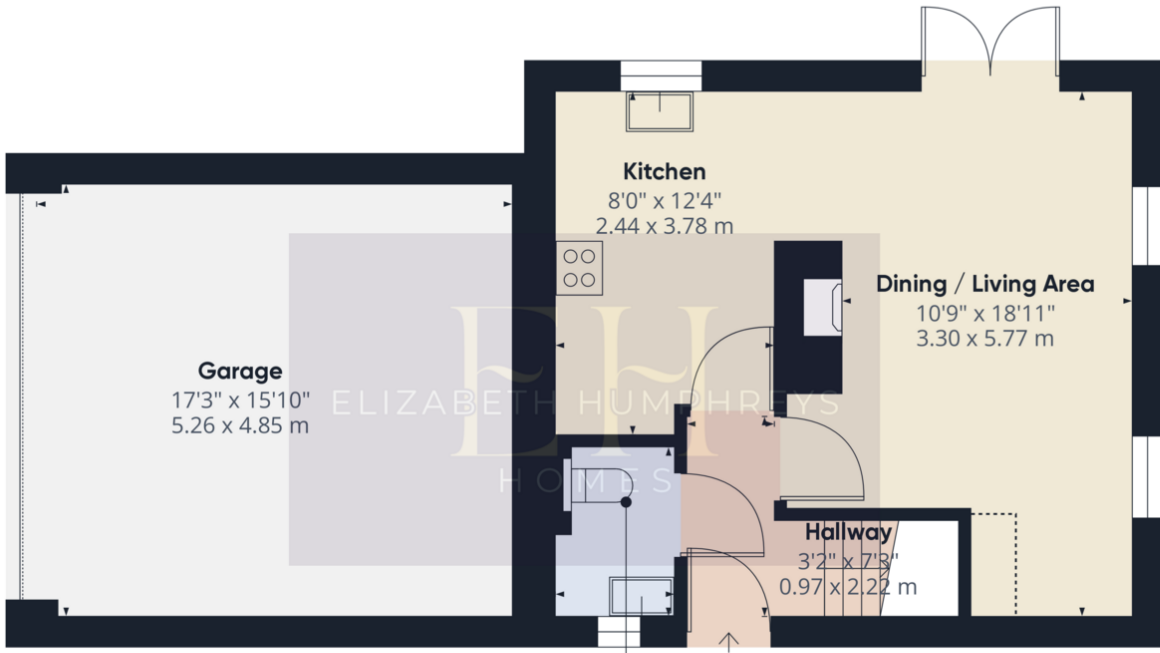





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		97
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	







**Approximate total area<sup>(1)</sup>**  
650.03 ft<sup>2</sup>  
60.39 m<sup>2</sup>

**Reduced headroom**  
7 ft<sup>2</sup>  
0.65 m<sup>2</sup>

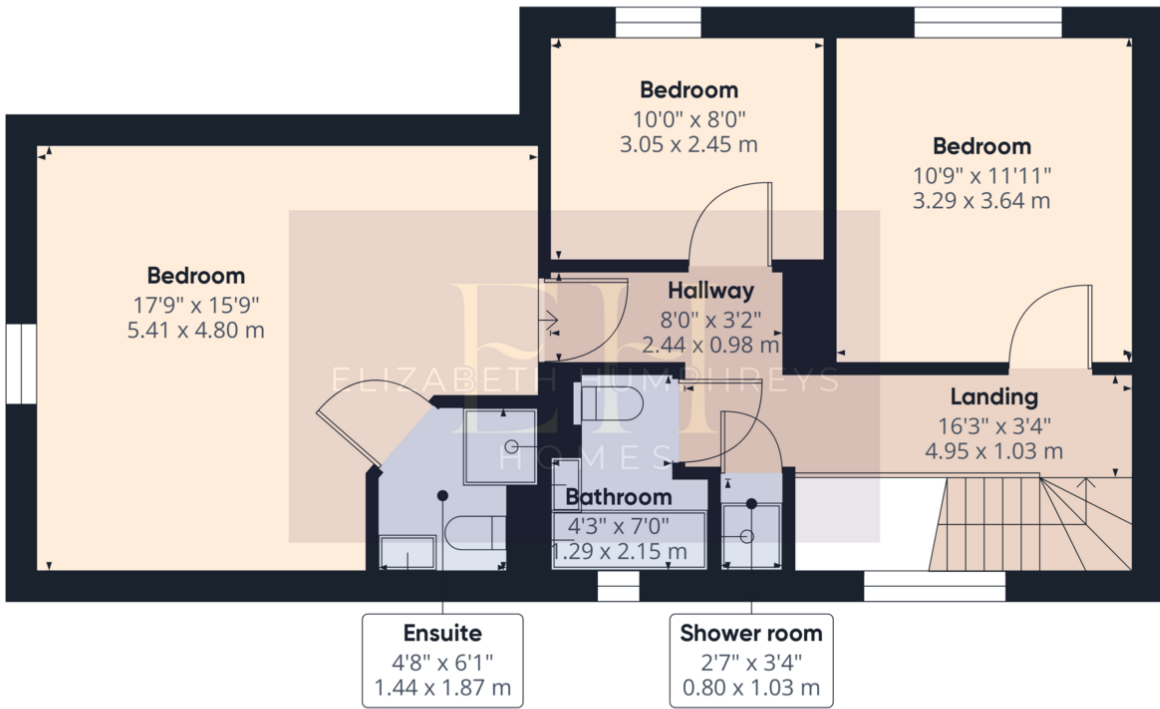
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

Ground Floor



**Approximate total area<sup>(1)</sup>**  
609.24 ft<sup>2</sup>  
56.6 m<sup>2</sup>

**Reduced headroom**  
0.32 ft<sup>2</sup>  
0.03 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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Floor 1