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TOWN FOOT RISE, SHILLBOTTLE, NE66

Guide Price £500,000

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GUIDE PRICE £500,000 - £550,000

Modern four-bedroom family home with an open-plan kitchen/diner, principal bedroom balcony and sunny rear garden.

This appealing home offers well-planned accommodation with contemporary living spaces and practical features throughout. The spacious open-plan kitchen/diner forms a standout feature, complete with a central island with breakfast seating for four, integrated appliances and bi-fold doors opening onto the garden. A separate living room provides a comfortable space to relax, while the utility room, convenient ground-floor WC and integral garage add everyday convenience. Upstairs, four bedrooms include a principal bedroom with an en-suite shower room and private balcony overlooking the surrounding greenery. A well-appointed family bathroom serves the remaining bedrooms. Further enhancing the appeal of the home is an air source heat pump, increasing energy efficiency, while an underfloor heating system provides for comfortable living spaces. Externally, driveway parking and an enclosed, sun-filled rear garden complete this attractive family home.

Situated on Town Foot Farm near Shillbottle Village and Alnwick, the property enjoys a rural setting while also being within reach of everyday amenities and the wider facilities available in nearby Alnwick, including shops, cafés, restaurants and leisure facilities. The surrounding Northumberland countryside offers opportunities for walking and outdoor pursuits, while Alnwick's historic attractions and the county's beautiful coastline are accessible by car. Road links connecting the area with Alnwick and other Northumberland towns alongside the nearby Alnmouth railway station on the East Coast Main Line, make this an appealing location for those seeking a village lifestyle with access to the wider region and beyond.

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The internal accommodation comprises: a welcoming entrance hall with stairs rising to the first floor and a convenient ground-floor WC. To the right, the inviting living room enjoys a large window overlooking the front of the property, allowing natural light to fill the space. To the rear, an impressive open-plan kitchen/diner provides the heart of the home, with bi-fold doors opening directly onto the rear garden. These create a wonderful connection between indoor and outdoor living, while allowing plenty of natural light to flood the room. The kitchen is fitted with modern wall and base units, integrated appliances and a central island, with ample space for a dining table and chairs.

Off the kitchen/diner, a useful utility room provides additional space and plumbing for appliances, alongside a door giving access to the rear garden and a further door leading into the integral garage.

To the first floor, the landing provides access to four well-proportioned bedrooms, two of which are smaller rooms featuring Velux windows. The principal double bedroom benefits from an en-suite shower room and a private balcony to the rear, enjoying pleasant open views across the surrounding greenery. A well-appointed family bathroom serves the remaining bedrooms, including a well-proportioned second or guest bedroom, and comprises a WC, hand wash basin, bath and separate shower, with a window providing natural light and ventilation.

Externally, a driveway to the front of the integral garage provides convenient off-street parking. To the rear, the enclosed garden is bordered by timber fencing and laid predominantly to lawn, with paved patio seating areas offering plenty of space for outdoor furniture. Enjoying a sunny aspect, the garden provides an excellent setting for family activities, relaxing outdoors and entertaining guests.





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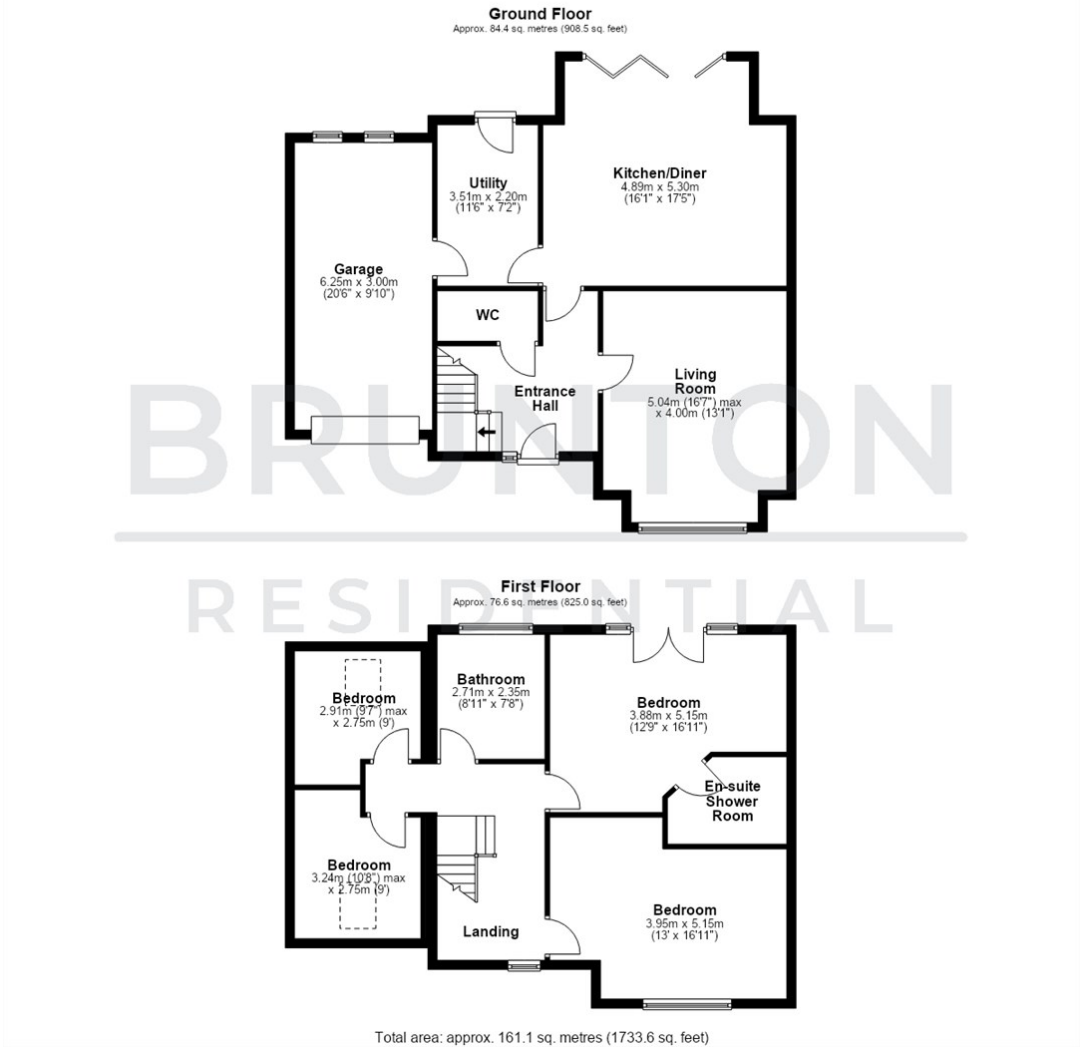
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 161.1 sq. metres (1733.6 sq. feet)



