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TOWN FOOT RISE, SHILBOTTLE, NE66

Guide Price £650,000

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GUIDE PRICE £650,000- £700,000

Superb five-bedroom detached home situated on Town Foot Rise at Town Foot Farm, near Shilbottle Village & Alnwick, offering spacious and versatile accommodation ideally suited to modern family living. The property features an impressive open-plan kitchen, dining and family room, a bright and spacious lounge, and five bedrooms, two of which enjoy en-suite facilities, with a family bathroom serving the remaining rooms.

The home benefits from a contemporary kitchen with a central island, bi-fold doors opening onto the rear garden and a separate utility room leading to the double garage. A ground-floor bedroom with an en-suite provides flexibility for guests or multi-generational living, while the principal bedroom enjoys its own en-suite and a private balcony with countryside views. The appeal of the property is further enhanced by an air source heat pump, increasing energy efficiency, while underfloor heating provides comfort throughout the property. Externally, a generous rear garden, integral double garage with electric up-and-over door and driveway providing parking for two vehicles, with an additional dedicated parking space for a third vehicle nearby, complete this modern family home.

Shilbottle Village is situated a short distance from Alnwick, offering a quieter residential setting surrounded by Northumberland countryside. Local amenities are available within the village, while Alnwick provides a wider selection of shops, supermarkets, schools, cafés and restaurants. The area offers access to the surrounding countryside and coastal destinations, with road connections via the A1 providing routes towards Alnwick, Morpeth and Newcastle upon Tyne. The East Coast Main Line is also readily accessible from the nearby Alnmouth railway station.

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The internal accommodation comprises: An entrance hallway providing access to the principal ground-floor rooms, with a staircase leading to the first-floor landing. Immediately to the right is a useful downstairs WC, while to the left is a ground-floor bedroom, offering versatile accommodation for guests, family members or those seeking a dedicated home office. This bedroom also benefits from its own en-suite shower room.

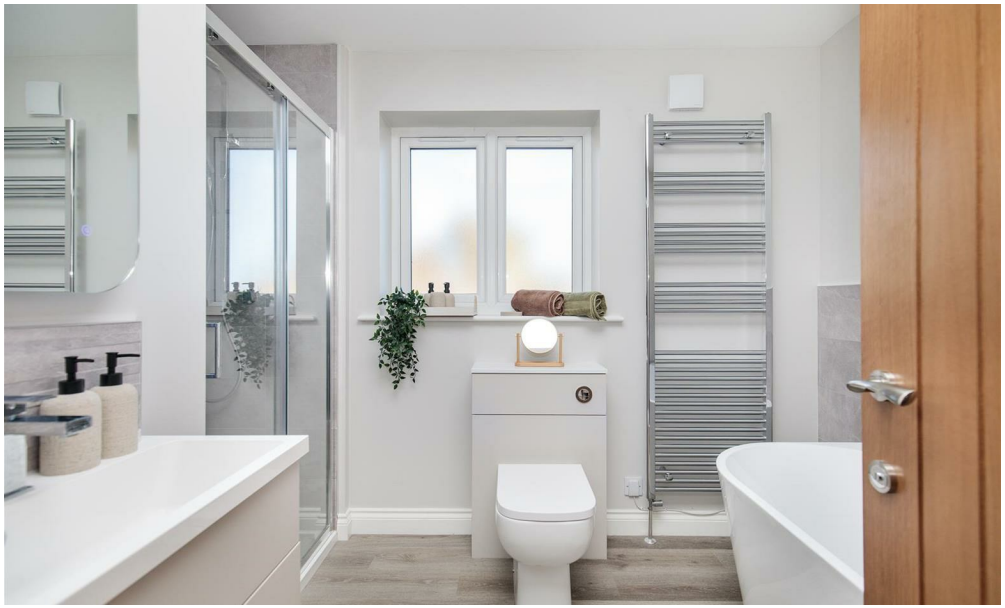
At the end of the hallway is a separate lounge, featuring a rear-aspect window that allows natural light into the room. The space provides a comfortable setting for relaxing away from the main living area.

The heart of the home is the impressive open-plan kitchen, dining and family room, offering a spacious and contemporary environment for everyday living and entertaining. The kitchen is fitted with sleek white and grey cabinetry, contrasting work surfaces and a central island providing breakfast seating for four, with integrated cooking appliances and ample preparation space. The open-plan arrangement provides room for a dining table and additional family seating, while bi-fold doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces. The room is finished with modern wood-effect flooring and recessed ceiling lighting.

A separate utility room provides additional space for household appliances and storage, with internal access into the integral double garage. The garage also benefits from an electric door and windows to the rear, allowing natural light into the space.

On the first floor, the landing provides access to four further bedrooms, the family bathroom and two useful storage cupboards. The principal bedroom is a particular highlight, benefiting from its own en-suite shower room and access to a private balcony overlooking the surrounding countryside with long-range views to the Cheviot Hills. The remaining three bedrooms provide versatile accommodation for family members, guests or home working. The family bathroom is well appointed and fitted with a walk-in shower, a separate bath, WC and hand wash basin, providing a practical arrangement for family use.

Externally, the property benefits from a generous rear garden, predominantly laid to lawn, with a south-facing patio area providing space for outdoor seating and entertaining. The garden enjoys attractive open views across the surrounding countryside, creating a pleasant backdrop to the outdoor space. To the front, the property has a double driveway providing off-street parking and access to the integral double garage.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : B



Total area: approx. 190.8 sq. metres (2053.8 sq. feet)



