



Farm Court Druridge Bay

Occupying a tranquil and rural location surrounded by fields and countryside within walking distance to the glorious sandy Druridge Bay, this spacious four bedroom barn conversion with excellent accommodation throughout is situated in a small hamlet of similar properties and offers a calm and peaceful lifestyle with coastal walks on the doorstep.

£295,000

01665713358
Branch address

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk



Farm Court

Druridge Bay NE61 5EG

The accommodation briefly comprises to the ground floor: entrance hall, spacious open plan lounge with spiral staircase to the first floor and well appointed kitchen with ample space for dining. Also to the ground floor are three double bedrooms and a bathroom. To the first floor there is a main bedroom or guest suite with separate dressing room and en-suite shower room. Outside the property benefits from a single garage and there is parking outside within the communal courtyard and many residents have created a seating area directly outside their properties where they can sit and enjoy the warmer months of the year. Druridge is a select residential area and there are neighbouring towns and villages which provide shops, cafes and restaurants. The traditional harbour town of Amble with a characterful working harbour, Little Shore Beach and Pier is just a short drive away along with a Marina and a fantastic choice of restaurants and cafes, leisure and shopping amenities. The train stations is Morpeth and Alnmouth provide services to Edinburgh, Newcastle and beyond and the villages with beautiful sandy beaches dotted along the coastline are within easy reach. This property is an ideal choice for any purchaser looking for a more relaxing way of life whether it is for a main or second home. An early viewing is strongly recommended.



ENTRANCE HALL

Storage cupboard, radiator, wood flooring. Double doors to lounge



OPEN PLAN LOUNGE AND KITCHEN 30'2" (9.2m) max x 21'1" (6.43m) max

Lounge: Arched double glazed windows to rear. Exposed stone chimney breast with wood burning stove on hearth. Two radiators, spiral staircase to the first floor. Ceiling beams, wood flooring.

Kitchen: Double glazed windows to side. Double glazed rooflight. Fitted with a range of base and drawer units with work surfaces and a one and a half bowl sink unit with mixer tap and upstands. Space for range cooker, American fridge freezer and dishwasher. Extractor hood. Courtesy door to garage. Exposed stone wall. Ceiling beams, radiator, wood flooring.

BEDROOM TWO 19'6" (5.94m) x 9'6" (2.90m)

Double glazed windows to front and rear. Walk in storage cupboard. Radiator.

BEDROOM THREE 9'9" (2.97m) x 9'8" (2.95m)

Two double glazed windows to rear. Radiator.

BEDROOM FOUR 9'8" (2.95m) x 9'8" (2.95m)

Double glazed window to rear. Radiator.

BATHROOM

Two double glazed windows to front. Panelled bath with shower attachment, pedestal wash hand basin, low level w.c. Towel radiator. Tiled walls and floor.



FIRST FLOOR LANDING

Door to storage in loft space.

DRESSING ROOM 12'2" (3.71m) max x 9'11" (3.02m) (sloping ceilings)

Double glazed roof light. Fitted wardrobes, radiator. Ceiling beams, laminate flooring.

BEDROOM ONE 15'3" (4.65m) max x 10'5" (3.18m)

Double glazed roof light with views to countryside. Radiator. Ceiling beams, laminate flooring.

EN-SUITE SHOWER ROOM

Double glazed roof light. Fitted shower cubicle with shower attachment, pedestal wash hand basin, low level w.c. Tiled walls, laminate flooring. Radiator, ceiling downlights.

OUTSIDE

SINGLE GARAGE

Timber double doors. Butler sink, central heating boiler. Light and power.

There is a communal courtyard with lawn areas and whilst there is no private space, residents have placed flower pots and benches to sit and enjoy the warmer months of the year directly outside their properties. There is space to park outside the property.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: D

EPC Rating: E

AM0004005/LP/LP/14102022/v.1.20042023 Amended Price - HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

