



Field House Otterburn

This extremely well-proportioned, semi-detached property is available for sale with no onward chain and wonderful views towards the river Rede. The front door opens to an entrance lobby leading to a convenient ground floor WC and an inner hallway giving access to the principal rooms of the ground floor. There is a superb breakfasting kitchen, a light and airy living room with door to the garden, a generous dining room, conservatory and inner hallway to the attached garage. Stairs lead to the first floor landing, four double bedrooms, two with en-suite shower rooms, a family bathroom and separate shower room. Externally there is a very well-proportioned driveway to the front, an attached garage and a mature rear garden with outstanding countryside views. This property was previously a popular bed and breakfast and would make a fabulous private home or could potentially be re-instated back into a bed and breakfast subject to the relevant permissions.

Asking Price: £350,000

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Field House

Otterburn

Entrance Hall

The double-glazed front door opens to a hallway with carpeted flooring and an inner window.

Ground Floor WC

This room has a double-glazed window to the front, WC, wash hand basin, vinyl flooring and a storage cupboard.

Inner Hallway

With carpeted flooring, radiator, stairs to the first-floor landing and a door giving access to the garage.

Dining Kitchen 15'5 x 13'7 (4.9m x 3.96m)

A sizeable room with double glazed windows to the front, fitted wall and base units with work surfaces and sink inset, part tiled walls, space for an oven, space for appliances, wood effect flooring and a radiator.

Living Room 11 x 17'7 max into recess (5.02m x 3.52m)

This lovely room has a double-glazed window and door to the rear, carpeted flooring, radiator, a feature fireplace and fitted storage and shelving.

Dining Room 11 x 11'11 max into recess (3.75m x 3.49m)

A light and airy room with wood effect flooring, radiator and double-glazed sliding doors to the conservatory.

Conservatory 9 x 9'1 (2.9 m x 2.87m)

This room has beautiful views of the garden, carpeted flooring and a double-glazed door to the patio.

Landing

Stairs lead to a first floor landing with carpeted flooring, Velux window, radiator and two storage cupboards.

Shower Room

This room benefits from a shower area, WC, sink unit, radiator, wood flooring, part tiled walls and a Velux window.

Bedroom Three 11 x 9'11 (3.4m x 3.3m)

This wonderful room has a double-glazed window to the rear with beautiful views towards the river Rede, carpeted flooring, a radiator and wash hand basin.

Bedroom Two 12 x 11 4'6 x 5'8 (3.8 max into recess x 2.57 plus recess)

This bedroom has a double-glazed window to the rear with lovely views, carpeted flooring, radiator and a sliding door to an en-suite shower room.



En-suite Shower Room

With shower enclosure, WC, wash hand basin, carpeted flooring, part tiled walls and an extractor fan.

Bedroom One 11'11 max x 8'1 plus recess (3.57m x 3.91m L shape 1.46m x 1.8m)

A wonderful bedroom with double glazed window to the rear, carpeted flooring, radiator and a door to the en-suite shower room.



En-suite Shower Room

This room has a shower enclosure, WC, wash hand basin, part tiled walls, an extractor fan and loft access.

Bathroom

A well-proportioned room with bath tub, wash hand basin inset to storage, WC, storage cupboard, double glazed window to the front, part tiled walls and a radiator.



Bedroom Four 15'5 x 6'6 (4.85 m x 2.10m)

This generous room has a double-glazed window to the front, carpeted flooring and a radiator.

Garage 10'1 x 18'9 (3.07m x 5.71m)

A sizeable garage with light, power, garage door to the front and window to the rear. Electric wall heater, cupboard, boiler.

Garden

To the front is a driveway with parking for several vehicles. To the rear is an impressive garden laid to lawn with planted borders and patio area.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil / LPG

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage with driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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