

1 Chevington Moor Cottages,
Morpeth, NE61 3BA



RICHARD **BROWN**
& PARTNERS

ACKLINGTON
AUCTION MART





RICHARD **BROWN**
& PARTNERS

ACKLINGTON
AUCTION MART





1 Chevington Moor Cottages

Morpeth, Northumberland, NE61 3BA

Morpeth - 9 miles, Newcastle - 25 miles

A well appointed and spacious 3-bedroom detached cottage with generous range of outbuildings set in a quarter acre plot

Comprehensive range of outbuildings with potential for business use subject to planning - formerly utilised as a successful Cattery.

South facing gardens with open aspect.

Parking for multiple vehicles

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

The Office, South Bellshill, Belford, Northumberland, NE70 7HP

Tel: 01668 213 546

www.richardbrownandpartners.co.uk



Joint Selling Agents; **Acklington Auction Mart**



GENERAL INFORMATION

Situation

Chevington Moor is located some 9 miles north of Morpeth in a convenient rural location only 2 miles from the A1 and within easy reach of the coast. There are excellent rail links to London and Edinburgh from Morpeth train station as well as Newcastle airport which is in close proximity.

Chevington Moor is within the catchment area of the highly sought secondary school, King Edwards in Morpeth.

Description

Formerly two farm workers cottages, now combined to create a charming substantial stone built detached dwelling.

Externally the property enjoys generous gardens and grounds plus an unusually large range of outbuildings and garages with potential for business use subject to planning.

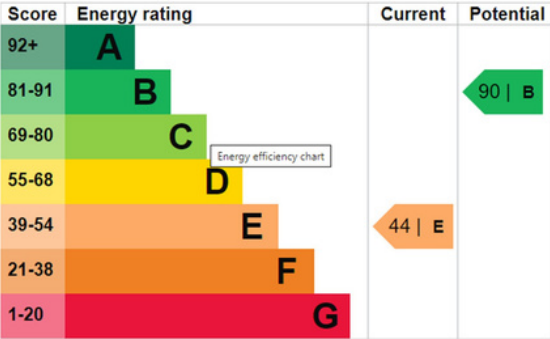
PARTICULARS OF SALE

No 1 Chevington Moor Cottages

A substantial detached former farm cottage set within a generous quarter acre plot. Internally the cottage is well appointed with a light and airy feel thanks to its southern aspect. The property has oil fired central heating and UPVC windows and doors throughout.

The cottage is spacious with a useful entrance hall leading to a large dining kitchen with pine base and wall mounted units and an electric AGA. An inglenook fireplace helps create a cosy living room with central hall leading to 3 double bedrooms with built in cupboards. Accommodation is completed by an attractive family bathroom with shower and corner bath plus a separate WC.

Externally the Property has a liberal and versatile range of outbuildings of such a scale that could enable interested parties to utilise them for business purposes, subject to planning. A previous owner ran a successful Cattery for many years. The outbuildings comprise two separate buildings being i) single garage (approx. 24sqm GEA) with an electric roller shutter door and ii) single storey detached building (approx. 127sqm GEA) divided into various workshops, stores and kennels. Both buildings have an electric supply.



GENERAL REMARKS

Services

The property benefits from oil fired central heating, mains electricity, mains water and a private septic drainage (shared with the farmhouse). It is understood the outflow from the septic tank discharges to a soakaway. However the Vendor does not give any undertaking that the property fully satisfies the General Binding Regulations 2020 and any expressions of interest or offers made should take this into consideration.

Council Tax

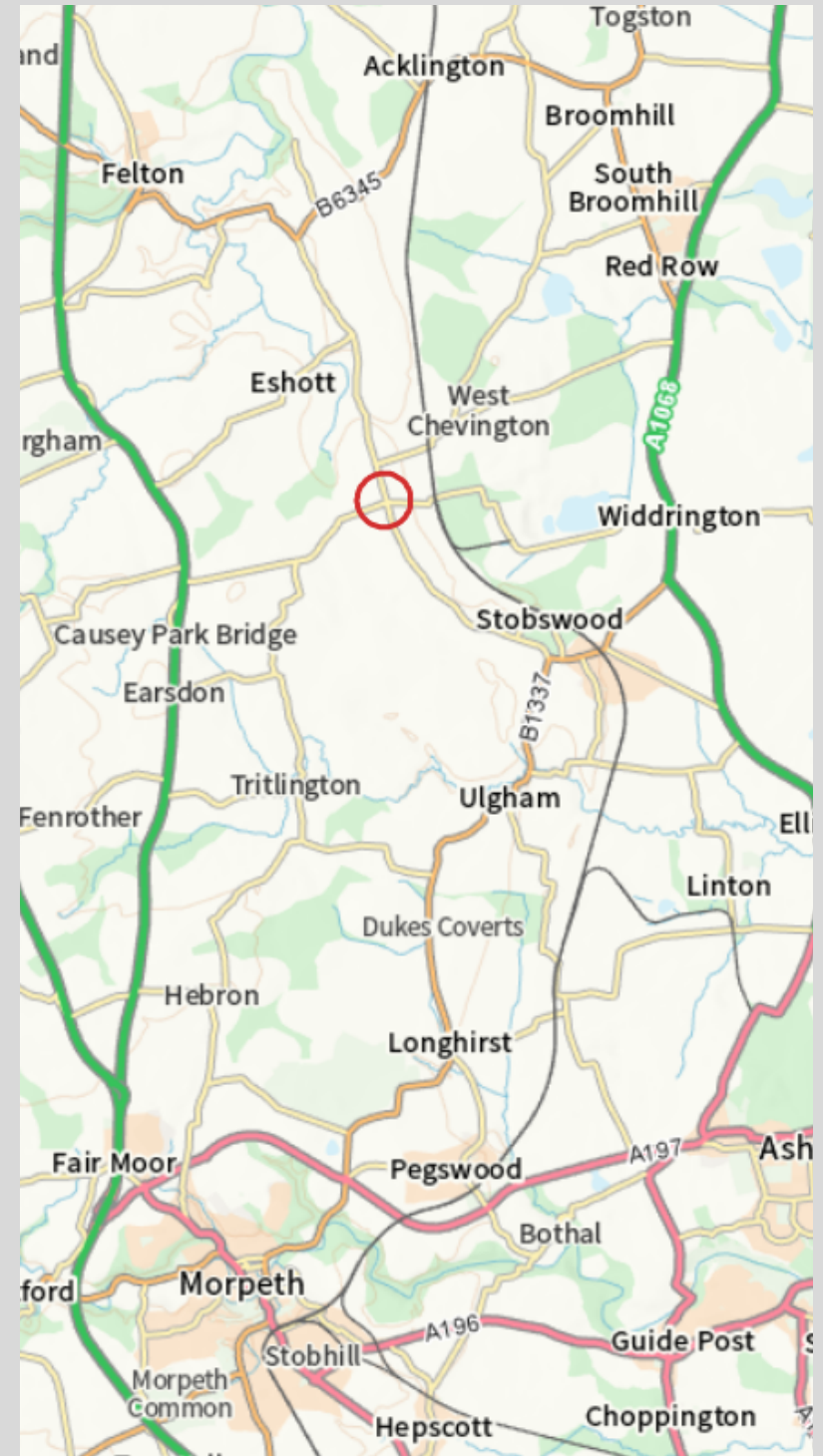
Council Tax Band; B

Tenure

The property is offered for sale with the benefit of immediate vacant possession.

Viewings

Strictly by appointment only. Please contact Richard Brown & Partners on 01668 213 546.





RICHARD BROWN & PARTNERS

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

Tel: 01668 213 546
www.richardbrownandpartners.co.uk

ACKLINGTON AUCTION MART



Tel: 01670 760 331
www.acklingtonmart.co.uk

IMPORTANT NOTICE

Richard Brown & Partners and Acklington Auction Mart do not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared and photographs used were taken in September and October 2021. These particulars are set out as a general outline only for the guidance for interested parties and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendors or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.