



The Orchards, Harbottle,  
Northumberland

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# The Orchards Harbottle, Morpeth, Northumberland NE65 7DH

A delightful stone built, 4-bedroom detached bungalow, in a peaceful village setting on a large plot reaching down to the river Coquet.

Rothbury 8.5 miles, A1 18.5 miles, Alnwick 20 miles, Morpeth 24 miles, Newcastle International Airport 33 miles, Newcastle upon Tyne 40 miles

Reception hall | Sitting room | Family room  
Dining room | Kitchen/breakfast room | Utility  
Cloakroom | Principal bedroom with en suite  
shower room | 3 Further bedrooms | Family  
bathroom | Double garage | Garden | circa 0.33  
acres | EPC rating E

## The property

The Orchards is an appealing property which offers well-presented, light-filled and versatile accommodation arranged across one level. A bright reception hall, featuring wall panelling in pastel colour tone, has wood floor covering which extends into the adjoining sitting and dining rooms providing practicality and a pleasing sense of cohesion. The sitting room has French doors welcoming plenty of natural light and a connection to the front garden. This space also has a handsome limestone fireplace fitted with a woodburning stove. There is also a formal dining room and at the rear, the airy family room with its triple aspect, tiled flooring and vaulted ceiling with exposed beams. The spacious kitchen is fitted with oak cabinetry, topped with granite work surfaces and features a recess with stone surround housing a working Stanley Waterford wood burning cooker. Adjoining utility room which incorporates a cloakroom, offers a home for domestic appliances and, courtesy of an external door, serves as a spot

to cast off and store outdoor wear after a walk in the surrounding countryside.

There are four well-presented bedrooms, including the principal bedroom with a modern en suite shower room. The three other bedrooms all benefit from built-in storage. There is also a generous family bathroom with tub and a separate shower unit.

## Outside

The south-facing walled front garden has an area of lawn and paved seating area, with vehicular access points via wrought-iron gates. The driveway to approach the house provides parking for several cars and leads to the detached double garage. With new electric roller doors, for further parking, storage and workshop space. While at the rear there is a further large paved patio offering opportunities for outdoor dining and relaxation an area of lawn and well-stocked border beds, enclosed with timber fencing. There is additional land with woodland to the rear of the garden which leads down to the River Coquet.

## Location

The property is in the small Northumberland village of Harbottle, on the edge of the stunning countryside of the Northumberland National Park. The village has a pub and an outstanding-rated primary school, while six miles away, the village of Thropton has a post office and village store. The small market town of Rothbury is eight miles away, with its selection of shops and amenities, and a middle school. Further facilities can be found in Alnwick or Morpeth, both of which are around 20 miles away. Road connections in the area include the A697 and the A1, while Morpeth has a mainline station, providing services towards Newcastle upon Tyne. The area offers a wide range of state primary and secondary schooling including The King Edward VI Academy (rated Outstanding by Ofsted), while Newcastle upon Tyne offers a wide range of independent schools including Newcastle School for Boys, Westfield, Dame Allan's, Newcastle High School for Girls, Newcastle Prep and Royal Grammar school.









Floorplans  
House internal area 2,082 sq ft (193 sq m)  
Garage internal area 517 sq ft (48 sq m)  
For identification purposes only.



**Ground Floor**

The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

What three words-\\luck.validated.superbly

## General

**Local Authority:** Northumberland County Council

**Services:** Mains electric and water and oil central heating, underfloor heating. We understand that the private drainage at the property may not comply with the regulations.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £550,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Morpeth

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