



Welcome House North Bank

Belford, NE70 7LY

Offers Over £625,000

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An outstanding opportunity to acquire a truly individual three bedroom detached house, thoughtfully designed and built to create a distinctive and highly desirable home. Set within approximately 0.55 acres of beautifully enclosed and secluded gardens, this impressive property combines generous accommodation, striking architectural features and a wonderful sense of privacy, yet remains within comfortable walking distance of the centre of the sought-after village of Belford.
The property is approached through wrought-iron gates, opening onto a driveway with ample parking for numerous vehicles and access to the detached double garage.
On arrival, the impressive south facing atrium immediately sets the tone for this remarkable home, which provides a dramatic and welcoming entrance while creating a peaceful area in which to sit and relax and enjoy the outlook across the gardens. From the atrium, glazed doors open into the hallway and through to the split level open plan sitting room and dining room. Designed to maximise both space and natural light, this impressive area forms the heart of the house and provides an ideal environment for entertaining and relaxing. A separate dual aspect lounge provides a more intimate space, with an attractive marble open coal fireplace that creates a charming focal point. The beautifully appointed contemporary kitchen combines style and practicality, featuring an extensive range of cream gloss units, integrated appliances and a gas-fired Aga. A door leads conveniently through to the well-equipped utility room. Also on the ground floor is a cloakroom and adding an unusual level of accessibility and convenience, a lift giving access the first-floor landing.
Description Cont.....







Description

The first floor provides three generous double bedrooms together with excellent additional accommodation. The principal bedroom is particularly impressive, enjoying a generous walk-in wardrobe and a large en-suite bathroom. The second bedroom also benefits from an en-suite bathroom and a fitted wardrobe, while the third double bedroom is served by a separate shower room. A dedicated study provides an attractive and practical workspace, with bespoke fitted bookcases extending across two walls. The property is fully double glazed and benefits from gas central heating.

The grounds are undoubtedly one of the property's outstanding features, extending to approximately 0.55 acres, the gardens are enclosed, mature and wonderfully private, providing an exceptional setting for outdoor enjoyment. The grounds have been thoughtfully landscaped to incorporate sweeping informal lawns, established flowerbeds, mature shrubberies and a pond. There is a large woodland at the rear of the property, a productive vegetable garden provides an opportunity for home growing, while a potting shed and separate storage shed offer useful additional facilities.

Combining bespoke design, spacious and versatile accommodation, impressive entertaining areas and exceptional private grounds, this is a home that offers something genuinely different. The property represents a rare opportunity to acquire an individually designed residence in one of Northumberland's desirable village locations.

An early viewing is strongly recommended to fully appreciate the quality and unique appeal of this remarkable property. Please contact our Wooler office to arrange an appointment.

Atrium

15'1 x 15'8 (4.60m x 4.78m)

Glazed on all sides overlooking the gardens at the front, the atrium has a glazed entrance door and a quarry floor.

Hallway

4'5 x 21'8 (1.35m x 6.60m)

Stairs to the first floor landing with a large built-in understairs cupboard. Two central heating radiators and a quarry tiled floor. Full length glass windows and double French doors giving access to the Atrium and double doors to the lounge. Access to the lift.

Lounge

14'1 x 14'8 (4.29m x 4.47m)

A superb reception room with solid wooden flooring and a double window at the front and a window at the side. Attractive marble open coal fireplace and a feature brick wall to the kitchen. Central heating radiator and recessed ceiling spotlights.

Dining Room

13'4 x 15'8 (4.06m x 4.78m)

Ample space for a table and chairs, the dining area has three full length windows overlooking the rear garden and three double glass display cabinets. Central heating radiator, solid wooden flooring and stairs down to the sitting room and the hallway.

Sitting Room

17'6 x 17'1 (5.33m x 5.21m)

A spacious reception room with a gas fire with a quarry tiled hearth and an extended display area to the side for television and video. Triple window at the rear and a window and glazed entrance door at the side. two central heating radiators and six power points..

Toilet

9'7 x 6'4 (2.92m x 1.93m)

Fitted with a white two piece suite, which includes a toilet and a wash hand basin with a towel rail to the side. Frosted window to the side and a central heating radiator.

Kitchen

12'9 x 15'1 (3.89m x 4.60m)

A spacious kitchen with a range of modern cream wall and





floor units with granite effect worktop surfaces. One and a half bowl sink and drainer below the double window to the rear. Gas fired Aga, an integrated dish washing machine and a built-in oven and fridge. Pull out ladder units and corner carousels. Pelmet lighting and recessed ceiling spotlights. Central heating radiator.

Utility Room

12'7 x 10'1 (3.84m x 3.07m)

Window at the front and side, the utility room is fitted with a range of cream wall and floor cupboards, with granite effect worktop surfaces with a tiled splash back. Plumbing for an automatic washing machine, a stainless steel sink and drainer and space for a fridge freezer. Large built-in cloaks cupboard, a pantry and a wine store. Central heating radiator and four power points.

Rear Hall

9'7 x 5' (2.92m x 1.52m)

Partially glazed entrance door giving access to the hall, which has a quarry tiled floor and a glazed door to the rear garden. Doors to the utility room and the garage.

First Floor Landing

4'1 x 34'2 (1.24m x 10.41m)

Access to the loft, recessed spotlights, a central heating radiator and access to the loft and a window at the side of the house.

Bedroom 1

14'1 x 14'9 (4.29m x 4.50m)

A large dual aspect double bedroom with a double window at the front and a window at the side with views of the surrounding countryside. Central heating radiator and eight power points.

Walk-in Wardrobe

17'6 x 4'1 (5.33m x 1.24m)

Offering excellent storage with fitted hanging rails, a double window to the side and a central heating radiator.

En-Suite Bathroom

9'5 x 8'6 (2.87m x 2.59m)

A spacious bathroom fitted with a white suite which includes a low-level toilet, with a toilet, a bidet, a wash hand basin with a mirror above, a bath and a shower cubicle. Built-in airing cupboard housing the hot water tank and two frosted windows to the rear. Central heating radiator with a towel rail above.

Bedroom 2

13' x 13'5 (3.96m x 4.09m)

A generous double bedroom with a triple window at the rear with a central heating radiator below. Large walk-in wardrobe with hanging and cupboard space. Eight power points and a television point.

En-Suite Bathroom

7'7 x 8'1 (2.31m x 2.46m)

Fitted with a white suite, which includes a bath, a wash hand basin with mirror and shaver socket above, a bidet and a toilet. Two frosted windows to the rear, and a central heating radiator.

Study

12'9 x 6'5 (3.89m x 1.96m)

Doorway from the landing into the study which has fitted bookcases on two walls and a window at the rear of the house. Central heating radiator and four power points.

Bedroom 3

13' x 10'3 (3.96m x 3.12m)

A double bedroom with a window at the side with a central heating radiator below. Six power points.

Shower Room

9'5 x 6'3 (2.87m x 1.91m)

Fitted with a white suite which includes a corner shower cubicle, a toilet, a bidet and a wash hand basin with a mirror and shaver socket above. Frosted window to the side and a central heating radiator.





Double Garage
18'11 x 18'5 (5.77m x 5.61m)
Large up and over door giving access to the double garage, which has a window at the rear and the central heating boiler. Lighting and power connected.



Garden
The gardens are enclosed, mature and wonderfully private, providing an exceptional setting for outdoor enjoyment. The grounds have been thoughtfully landscaped to incorporate sweeping informal lawns, established flowerbeds, mature shrubberies and a pond. There is a large woodland at the rear of the house, a productive vegetable garden provides an opportunity for home growing, while a potting shed and separate storage shed offer useful additional facilities.



General Information
Full gas central heating.
Full double glazing.
All fitted floor coverings are included in the sale.
All mains services are connected.
Tenure - Freehold.
Council tax band G.
Energy rating C.

Agency Information
OFFICE OPENING HOURS
Monday - Friday 9.00 - 16.30
Saturday 9.00 - 12.00

FIXTURES & FITTINGS
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.



VIEWING
Strictly by appointment with the selling agent





Ground floor
2044 sq.ft. (189.9 sq.m.) approx.

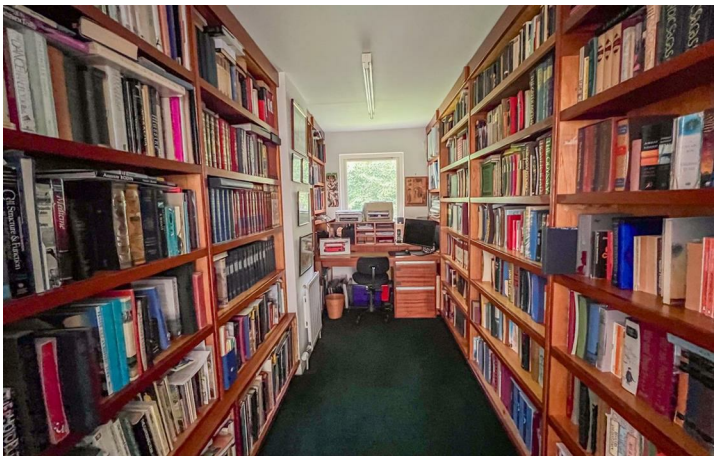


1st floor
1552 sq.ft. (144.2 sq.m.) approx.



TOTAL FLOOR AREA : 3595 sq.ft. (334.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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