



HOLLYOAK

HILLSIDE ROAD | BELFORD | NORTHUMBERLAND



RETTIE



Hollyoak

**HILLSIDE ROAD, BELFORD,
NORTHUMBERLAND, NE70 7NB**

Hollyoak is 4/5 bedroom family bungalow located in the heart of the pretty north Northumberland village of Belford. The property sits in an elevated position, benefiting from beautiful views over the surrounding countryside and is approximately five miles from the Heritage Coastline, Bamburgh and miles of unspoilt beaches.





Accommodation comprises:

Ground Floor: Reception hallway, living room, open plan kitchen/dining room, master bedroom, 3 further double bedrooms, study/bedroom 5 family bathroom.

Outside: Driveway with parking for 4 vehicles, detached garage, decking area, garden grounds.

Paddock: 0.80 acre paddock available through separate negotiation.

Distances: Bamburgh 5 miles, Berwick Railway Station 15 miles, Newcastle-upon-Tyne 49 miles (all distances are approximate).

Situation:

Hollyoak is a substantial 4/5 bedroom family home situated in an elevated position overlooking the village of Belford and the Northumberland countryside beyond.

The village of Belford offers a wide range of amenities for modern living with two public houses, restaurants and cafes, a village shop and mini-market, doctor's surgery and primary school. Belford is well positioned for commuting throughout the region as it is close to the A1 trunk road which leads both north and south to Scotland and Newcastle respectively.

The village is located five miles inland from the Northumberland's Heritage Coastline where there are miles of unspoilt beaches and areas of historical interest such as Holy Island, Bamburgh Castle, the Farne Isles and Dunstanburgh Castle. To the south of Belford is the pretty and historic market town of Alnwick, the home of the Duke of Northumberland, the imposing Alnwick Castle and Alnwick Gardens. Alnwick also has further schooling for all ages as well as a wide range of shops which are both national and local, supermarkets and a wide range of leisure facilities.

To the north of Belford is the market town of Berwick upon Tweed which is well serviced with a further range of shops, supermarkets, amenities and leisure facilities. There are a wealth of cafes and restaurants and the Maltings Theatre & Cinema which offers a wide choice of top-class entertainment options. Berwick also offers numerous professional services and a wide choice of doctors and dental surgeries as well as the local hospital. Berwick also has a mainline train station which offers connections to Edinburgh in circa 45 minutes and London in circa 3.5 hours.

Description:

Hollyoak is a detached family home located up a private lane shared with seven other residential homes in a particularly sought-after area of Belford. The property is in excellent condition and beautifully presented throughout, offering generous and flexible accommodation. Built by the current owners in 1975, Hollyoak offers double glazing throughout, pretty garden grounds, ample off-street parking and attractive views over the village and surrounding countryside.

Accessed off Hillside Road, Hollyoak is approached down a private driveway suitable for up to four vehicles. From the driveway the accommodation opens into a welcoming reception hallway which most of the accommodation is situated off, starting with the open plan kitchen/dining room. The well-appointed kitchen offers an excellent range of wall and base units and ample countertop space. The kitchen is larger enough for a 6-place dining table and offers access into the family living room. The living room is a comfortable space boasting floor to ceiling patio doors which lead out to the south west facing decking and garden beyond. A second door from the living room leads back out to the reception hallway and to the bedroom accommodation. The master is the first of the five bedrooms. It offers views out to the garden and fitted

wardrobes. The other three bedrooms are all good size doubles with bedroom 4 offering an en-suite washing hand basin and W.C. The fifth bedroom would make an excellent study or snug depending on requirements. Hollyoak is serviced by a well-presented family bathroom with a free-standing shower and floor to ceiling wall tiles. Hollyoak offers ample storage cupboards in the hallway with additional storage in the loft. The loft is partially boarded and fully insulated.

Outside:

Hollyoak sits centrally in attractive garden grounds. A driveway offers parking for 4 vehicles with a single garage offering additional space. The garage has an up and over garage door and power. The garden is mainly laid to lawn with areas of mature border. There is a south west facing decked area off the sitting room which enjoys the afternoon and evening sunshine.

GENERAL REMARKS:

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is NE70 7NB.

Services:

- Electric Heatstore radiators throughout.
- Mains electricity, water and drainage.
- Broadband services are available.

Agents Note:

Hillside Road is unadopted by the council. The upkeep is the responsibility of the 8 residents of Hillside Road.

Local Authority:

Northumberland County Council
Telephone: 01289 330044.

Council Tax:

Band D.

Tenure:

Freehold.

Energy Efficiency Rating:

Band F (Rating 32)

Listing:

Hollyoak is not listed but is in a conservation area.

Internet Web Site:

This property and other properties offered by Rettie Berwick LLP can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.tlo.co.uk.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans:

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.



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Misrepresentations

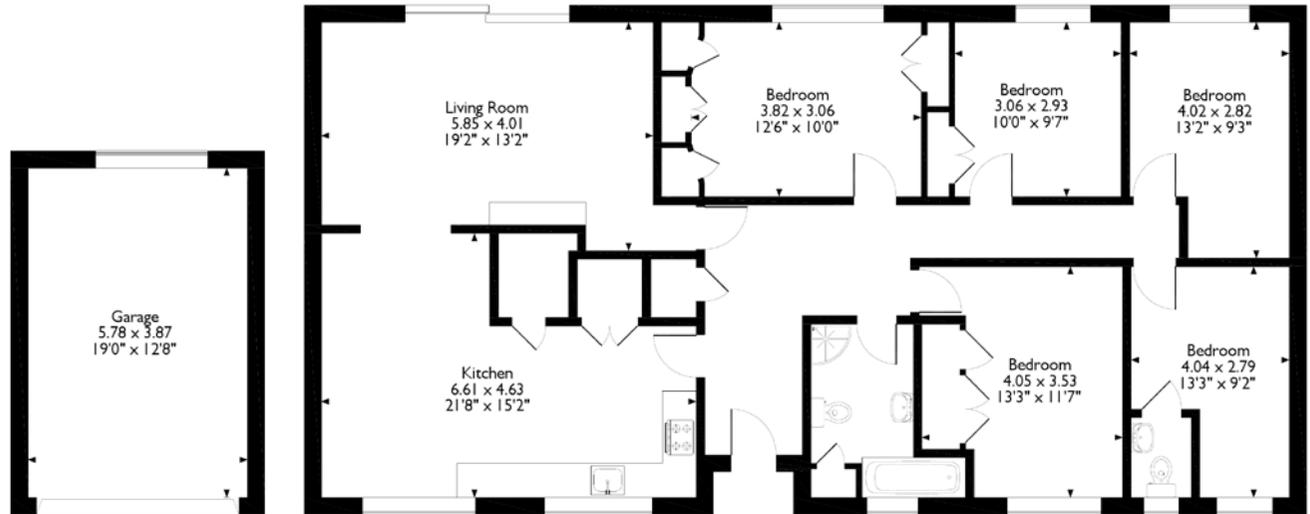
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Hillside Road, Belford Approximate Gross Internal Area 163 Sq M/1757 Sq Ft



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