

# SIGNATURE

## NORTH EAST

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 Dovecote Mews, Morpeth NE61 5UP

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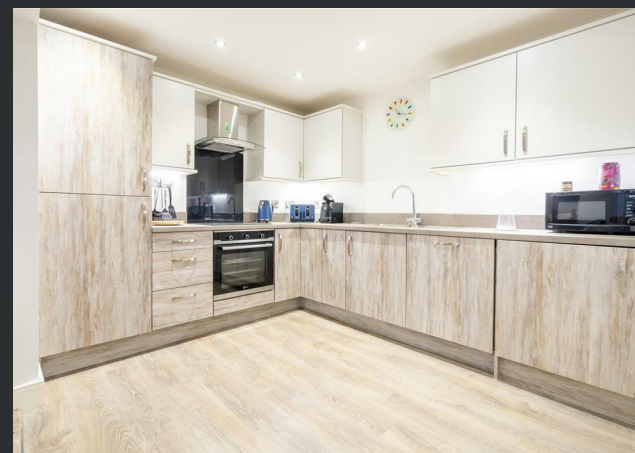
## Offers In The Region Of £270,000

Signature North East are delighted to welcome to the market this truly unique Grade II listed former dovecote, thoughtfully converted into a two bedroom semi-detached residence, ideally nestled between Cresswell Beach and Ellington Village. Refurbished throughout, the home beautifully blends historic character with modern comfort, boasting original stone wall features and attractive countryside surroundings. Just a short drive away lies Ellington, a charming coastal village offering all necessary amenities, while the quiet Cresswell Beach is a mere stroll from your front door, perfect for leisurely walks and family outings. Adding to its appeal, this unique home would make an ideal holiday retreat near the beautiful Northumberland coastline.

Upon entering, you are welcomed into a central hallway which also provides access to a convenient W.C. The spacious living room offers ample space for a variety of furnishings and can comfortably accommodate a dining area if desired. Double doors lead to the exterior of the property, allowing natural light to flow throughout the space. The kitchen presents a plethora of storage through attractive wall and base units, complemented by sleek worktops, and benefits from integrated appliances including an oven, hob, fridge/freezer, dishwasher and washing machine.

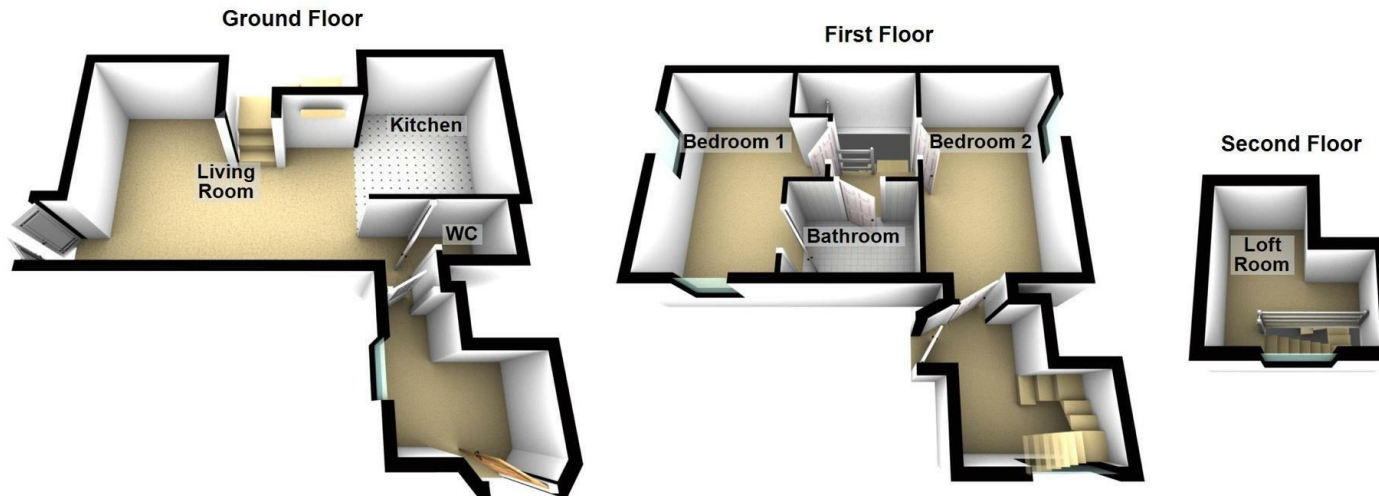
Continuing to the first floor, you will discover two generously sized bedrooms, both capable of accommodating a double bed along with additional furnishings. Completing this floor is the family bathroom, featuring a bathtub, separate shower, hand basin and W.C. Bedroom two also leads to a staircase providing access to a stunning stone landing and a cosy loft area, offering further versatile space.

Externally, this home offers a easily maintained garden laid to artificial lawn along with an ample patio area, ideal for outdoor furniture and entertaining. To the front of the property there is off-street parking available, adding further convenience to this charming home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 80.1 sq. metres (862.1 sq. feet)

## Measurements:

Living Room  
19'8" x 10'1"

Kitchen  
10'1" x 8'4"

WC  
3'5" x 4'1"


Bedroom One  
13'11" x 8'0"

Bedroom Two  
8'5" x 13'10"

Bathroom  
5'10" x 7'9"

Loft Room  
8'1" x 4'8"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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