

# BRUNTON

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RESIDENTIAL



**GRANGE MEWS, MORPETH NE61**

Offers Over £925,000

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**SUBSTANTIAL FAMILY HOME - DETACHED CONVERTED BARN - SECLUDED LOCATION -  
LARGE DETACHED GARAGE WITH PRIVATE PARKING.**

Brunton Residential are delighted to offer a rare opportunity to purchase a magnificent stone-built property, circa 1750 converted from agricultural buildings in approx. 1993 to create a contemporary house with many unusual features. Grange Mews is pleasantly situated within a small and exclusive development, tucked away around 1 mile from the centre of the market town of Morpeth and approximately ½ mile from the main line Railway Station and is a short walk from County Hall. This large property offers flexible living and is perfect for a growing family.

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The accommodation of the main house comprises: Large entrance porch leading to an impressive open plan lounge, dining and reception area. This area measures just over 15 meters in length and offers plenty of space for relaxing, formal dining and entertaining, with a central feature real flame gas fire with marble hearth and suspended flue separating the living and dining areas. There are two sets of French doors leading to the courtyard at one end and at the other end is a feature wall with cloaks area and storage cupboard behind which shapes the spiral staircase.

A door then leads into the kitchen/dining room, where there are a range of high-end floor and wall units with co-ordinated work surfaces and fitted appliances such as a 'Wolf' range, a wall mounted 'Wolf' oven and 'Gaggenau' wine cooler. A 'Miele' coffee machine, microwave and warming drawer are integrated into a breakfast nook.

There is a central island and large curved feature breakfast bar which completes the kitchen. Leading off the kitchen is a small vestibule with pantry cupboard and a utility room with newly fitted boiler to one side and a W/C to the other. Progressing through the property we reach a small sitting room with French doors onto a front patio area. A second set of stairs leads to a study/office. A large loft storage space is accessed via the study.

Leading off the sitting room is the guest bedroom suite comprising a large secluded space with high vaulted ceilings, fitted furniture and a high end en-suite bathroom.

There is a set of bi-folds leading into the garden. As previously mentioned, a feature spiral staircase leads to a first floor sitting room. This room has multiple Velux windows providing plenty of natural light as well as a feature floor which has views over the ground floor. There are doors to either side of the sitting room leading to all of the bedrooms. The master bedroom suite is fitted with an extensive range of wardrobe furniture, has plenty of natural light, a beautiful view of the courtyard garden and luxurious en-suite bathroom.

The other side of the sitting room houses two bedrooms of similar size. Both of these double rooms have fitted furniture and have shared use of the family bathroom.

The coach house beyond the courtyard garden houses a large double garage with electric up and over door. There is a large room with en-suite shower above the garage accessed via a spiral staircase, that can be used as bedroom 5 or an office.

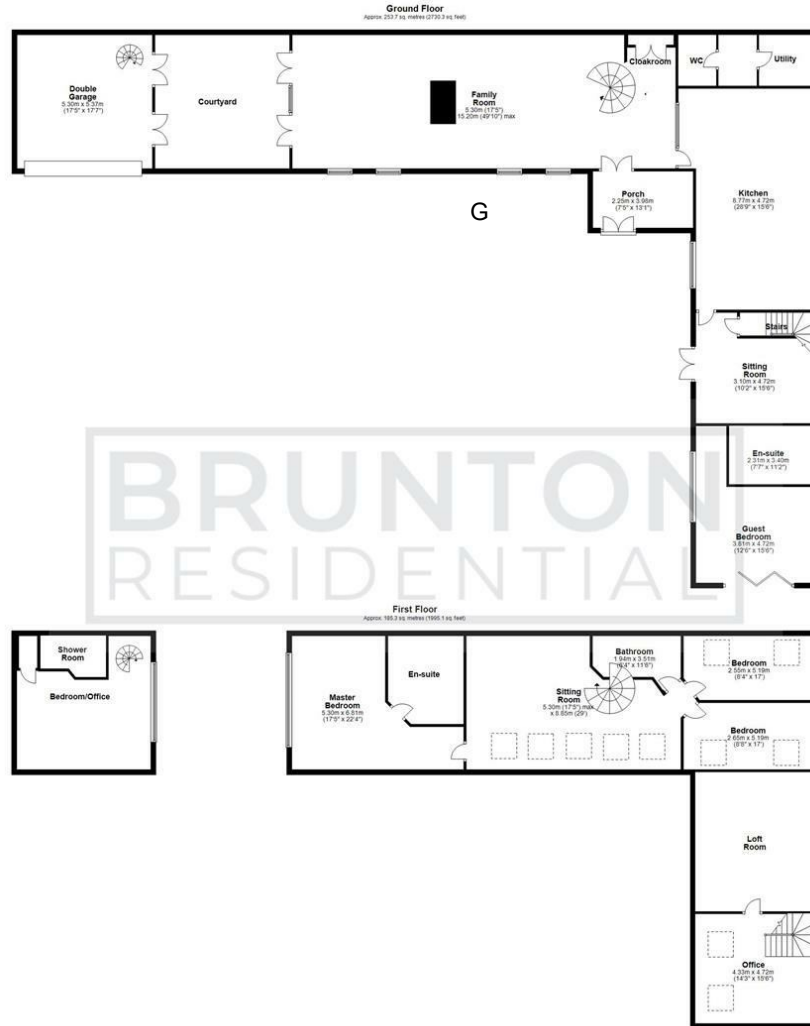
Externally There is a pleasant courtyard garden with raised pond and a range of plants, shrubs and flowers, gravelled garden area and driveway.

Grange Mews has a pretty and private garden area which is partly walled, has mature trees and a green area, with a large wooden building housing a garden room with bi-fold doors and a separate gym room.



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Total area: approx. 439.0 sq. metres (4725.4 sq. feet)  
all measurements are approximate and are for information only. Plans produced using PlanIt.

TENURE : Freehold

LOCAL AUTHORITY : Morpeth CC

COUNCIL TAX BAND : G

EPC RATING : C

SERVICES :



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	