



- Magnificent four bedroom period house
- Private gardens and access to over 30 acres of communal estate grounds
- Set in exclusive and private Whalton Park Estate
- Close to Bolam Lake and Country Park walks
- Beautiful original features retained



Library House is an impressive period house, a sympathetic conversion within Whalton Park, with private landscaped front garden, and rear stone paved terrace and lawned garden, single garage and three allocated parking spaces. This beautiful four bedroom house, one of a small number of individual homes within the original building, has generous accommodation set over two floors and has retained period features including the original library bookshelves within the reception hallway, original working shutters to the windows and decorative coving and moulding to the drawing room ceiling. Vestibule with glazed door to Reception hallway with glazed French doors to the magnificent Drawing room with sash windows to the square bay and marble fireplace with a slate hearth and gas log effect cast iron stove. Cloakroom and ground floor wc, Dining room currently used a family/TV room, Study, overlooking the grounds and garden, with bespoke fitted office furniture Fabulous family kitchen/breakfast room with traditional wood cabinets with granite worktops, range cooker, integrated fridge/freezer and dishwasher. Doors open to the stone terrace and garden. Inner hallway with a staircase down to a large cellar used as a utility room and wine store First floor landing with access to the loft Superb Master bedroom with two windows overlooking the gardens and two built in wardrobes and En suite bathroom/wc. Bedroom 2 with En suite shower/wc and Bedroom 3 with built in wardrobes. Bedroom 4 overlooking the gardens and Family bathroom/wc. Externally, Library House is accessed via a private gate from the gravel driveway and parking area, opening to a well stocked private front garden. To the rear, there is a lovely lawned garden overlooking the beautifully maintained communal grounds. Located approx. 7 miles south west of the market town of Morpeth and 9 miles from Ponteland village. Council Tax Band G







Energy Performance: Current E Potential D

Council Tax Band: G

Distance from School:

Distance from Metro:

Distance from Village Centre:

01661 829164





These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.