



**Newminster Cottage**

High Stanners



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FRIENDS are the FAMILY that you choose

# Newminster Cottage, High Stanners, Morpeth NE61 1QL

## Offers in Excess of £450,000

Substantial Period Property Situated on The River Wansbeck, Offering Wonderful Riverside Views & Situated within the Charming Market Town of Morpeth!

Newminster Cottage is a delightful, detached period residence, conveniently located to the west side of Morpeth, Northumberland. The property itself is situated just off from Curley Kews and Auburn Place and provides excellent access into Morpeth Town Centre with its fantastic shops, cafes, restaurants, and transport links, as well as being close to lovely riverside walks and outstanding local schooling.

The property itself has been in the ownership of the current family since 2005 and has since been ran as a highly regarded award winning and popular bed & breakfast business.

Currently offering a large family home, set above a functioning and well renowned local business, the property could easily be converted either for those who require more living space, opportunity for multi generational living on the first floor, or for those with a smaller family to increase earning potential from more bed & breakfast rooms.

Newminster Cottage enjoys beautiful views over the River Wansbeck and down past the clock tower into Morpeth town centre and has been finished to an excellent standard internally.

The internal accommodation comprises : Lobby | Entrance hall | Ground Floor currently let for self-catering accommodation for up to 6 persons | There are three colour-coded en-suite bedrooms plus a kitchen, dining and lounge area with French doors leading to a small courtyard.

The stairs lead to the first floor and onto the main family residence | There are two further reception rooms, a generous kitchen/diner with integrated appliances and doors leading to the large and private roof terrace | The landing then gives access to a lovely lounge with walk-in bay window and study area | Bedroom one with en-suite | Bathroom and shower room | The main living area offers fantastic open aspect views over the river and out toward the town centre.

The stairs continue to the remodelled second floor and onto two further double bedrooms, both with raised snug areas and are perfect for older children | Second shower room and WC.

This is fantastic opportunity looking for those who are looking for a change of pace in life, potentially working from home in this charming market town. There is also an opportunity to utilise Newminster Cottage as a holiday home and offers the potential for a fantastic rental yield.

Externally, the property benefits from a garage & car port providing off street parking for two vehicles. The property also offers a private roof terrace which is accessed from the kitchen/diner. This space is decked and is perfect for entertaining or dining al fresco.

Double glazed throughout, with gas 'Combi' central heating this is fantastic opportunity and early inspections are advised to fully appreciate the internal size and potential of this fantastic, period home.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating C









# Newminster Cottage, Morpeth, Northumberland, NE61 1QL



Total area: approx. 247.1 sq. metres (2660.0 sq. feet)



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