



# The Stables

High Clifton



SANDERSON  
YOUNG





## The Stables High Clifton

Stylish & Immaculately Presented Barn Conversion Offering an Impressive Open Plan Living and Dining Space with Vaulted Ceiling & Mezzanine Floor, Kitchen/Breakfast Room, Ground Floor Bedroom/Snug, Games Room/Second Reception Room, Four/Five Bedrooms, Family Bathroom Plus Separate Shower Room & Two En-Suites, Delightful Manicured South Facing Gardens, Annex/Garden Studio & Off Street Parking.

The Stables is a beautifully presented and stylish barn conversion which is situated at High Clifton, Morpeth. The property, which is placed within a converted farm steading, is tucked directly off from the A1 and offers easy access into the highly regarded market town of Morpeth with its excellent shopping facilities, cafes, restaurants and excellent local schooling.

The property is also placed to offer direct access to the A1, providing fantastic road transport links into Newcastle City Centre and throughout the region.

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### Price Guide:

£650,000

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The internal accommodation comprises: Entrance hall with reading area, bespoke fitted storage and stairway one leading to the first floor | Large reception room, which is currently used as a music and games room with French doors leading to a south facing terrace and gardens | The stairs then lead up to a landing and onto two bedrooms and a shower room with three piece suite | Bedroom three is a comfortable double and is perfect as a guest room, again with exposed roof beams and two Velux windows with views out over the surrounding greenery | Bedroom four is a smaller single room with Velux window.

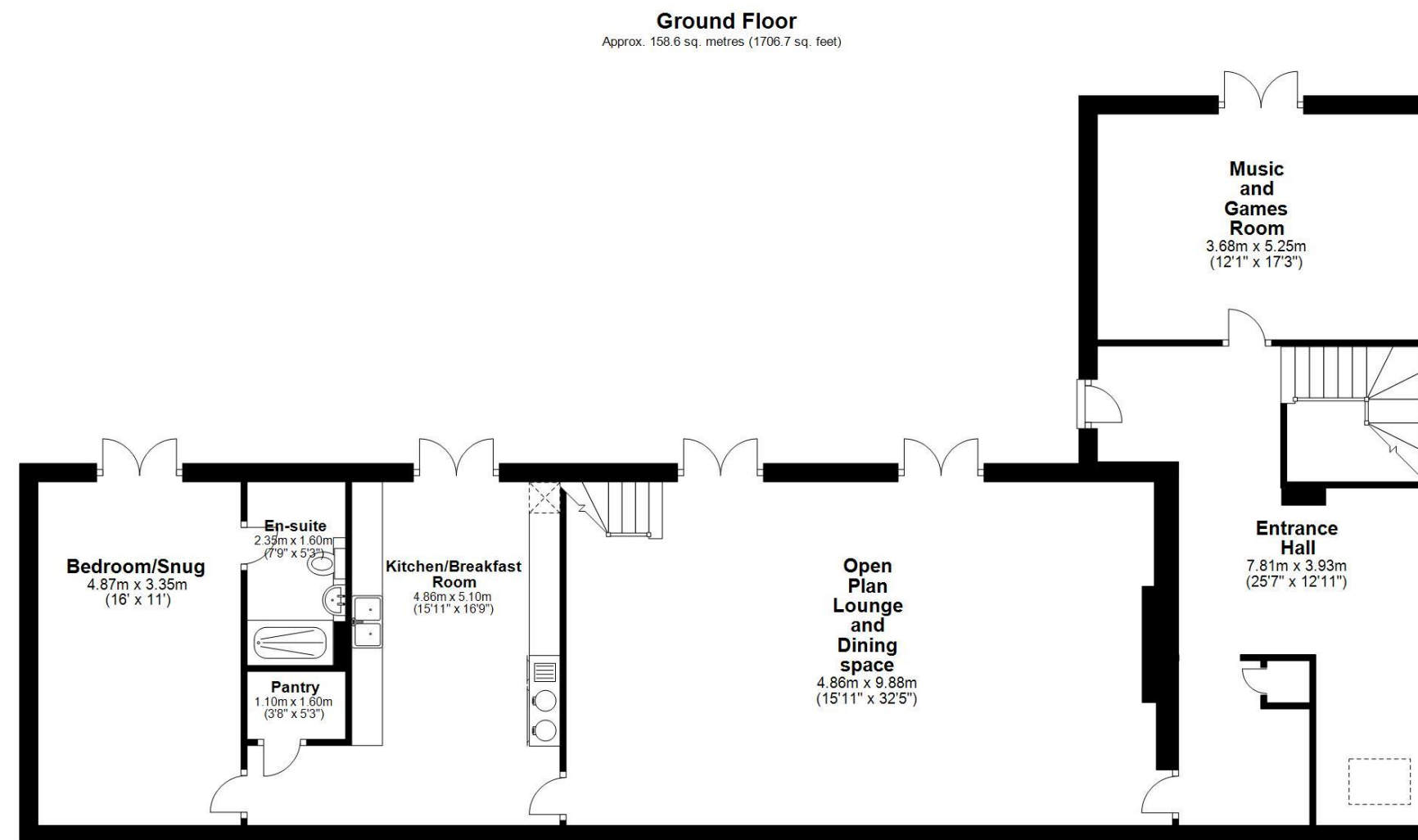
The main hallway then leads through to the impressive, open plan living and dining space with beautiful vaulted ceiling with exposed roof timbers, large wood burning stove and dual French doors leading to the gardens | Kitchen/breakfast room with Rayburn range cooker, slate flooring and again with French doors to garden.



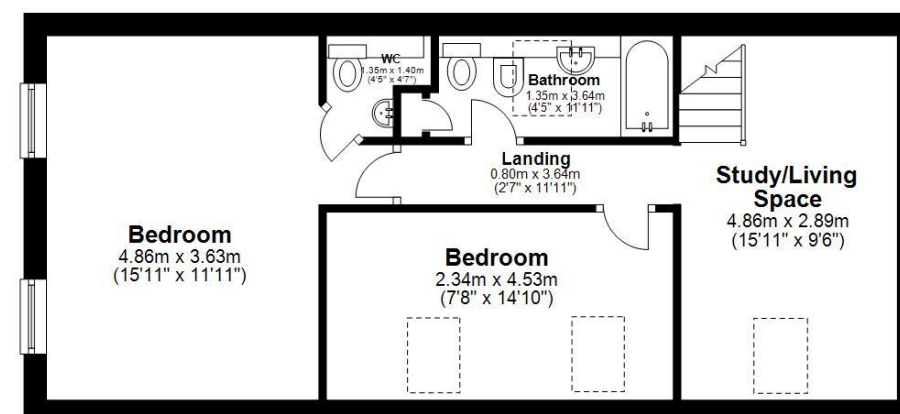
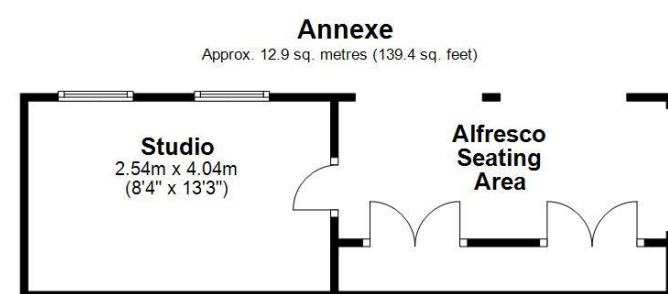
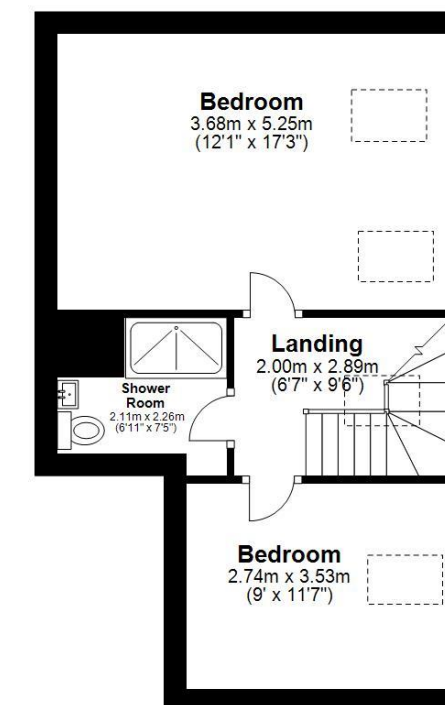
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**First Floor**  
Approx. 94.3 sq. metres (1015.0 sq. feet)



Total area: approx. 265.8 sq. metres (2861.1 sq. feet)  
**The Stables, MORPETH**



The living and dining space is open to the mezzanine floor which is accessed by a second stairwell from the lounge area and is currently laid out as a wonderful study space but could also be a further living space for those with children | The mezzanine floor then gives access to a first floor hallway that leads to two further bedrooms | Bedroom one is a comfortable double suite, again with exposed beams and access to en-suite WC | Bedroom two is set out as a dressing room but is a perfect children's room | Family bathroom with four piece suite.

Externally, the property enjoys lovely and mature south facing gardens with well stocked and planted borders, high laurel hedges, lawned family garden with pergola and graveled seating and entertaining area.

The property also offers a detached annexe which is constructed from timber with light and power with lovely views out over the delightful manicured gardens. This space is perfect for those who wish to work from home or as a garden studio. The annexe also enjoys a covered seating area which is ideal for rainy days and dining al-fresco.

Immaculately presented throughout, this excellent and stylish barn conversion is rare to the market and early internal viewings are strongly advised.

Services: Mains electric & water. Private Drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: Rating E



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