



Kylemore House

Tranwell Woods





Kylemore House Tranwell Woods, Morpeth NE61 6AQ

Kylemore House is a spacious, five bedroom, family home, situated in the charming hamlet of Tranwell Woods, close to the historic market town of Morpeth.

This large detached property, located in a quiet position on a generous 0.5 acre landscaped garden plot, offers the scope to extend and has versatile accommodation designed with modern living in mind with wonderful reception rooms that seamlessly flow together in an inviting open plan layout. The quality fixtures and fittings throughout the house, coupled with tasteful decor, create a truly lovely home.

One of the standout features of Kylemore House is its eco-friendly approach to energy; the property benefits from a biomass heating system, ensuring a sustainable and cost effective way to keep the home warm and comfortable all year round.

Upon entering the property, you will be greeted by a generous entrance hall that sets the tone for the scale and size of this magnificent home. To the right you will find a utility/wc and a large office overlooking the front garden.

Price Guide:

Guide Price £1,150,000

 5  4  5  C







To the left of the entrance hall, you will find the gorgeous sitting room complete with oak flooring and a striking feature fireplace; the room is flooded with natural light from twin sets of glazed double doors to the garden room, offering views to both the front and rear of the property.

The open plan layout of the reception rooms creates a seamless flow between the kitchen, dining area and living space; this design allows for easy interaction and entertainment, making it ideal for modern day living and social gatherings. The kitchen boasts a large range of units and ample storage space, the dining area provides the perfect setting for family meals or hosting dinner parties, while the living space offers a cosy retreat for relaxation with a real open fire.

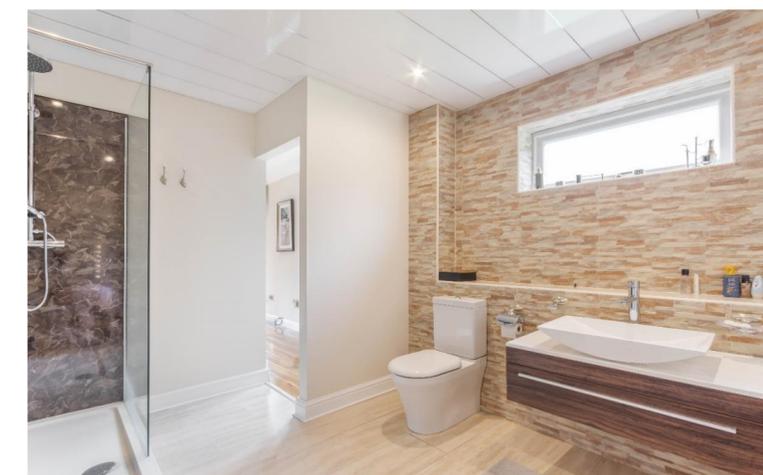
Additionally on the ground floor there is a games room/gym, with access from the kitchen/dining area and leading on to the integral garage.

The spacious accommodation continues throughout the house, with five bedrooms providing ample space for family and guests. Each bedroom benefits from its own en-suite, ensuring privacy and convenience for all occupants.

The principal suite also provides an attractive balcony overlooking the front of the property.

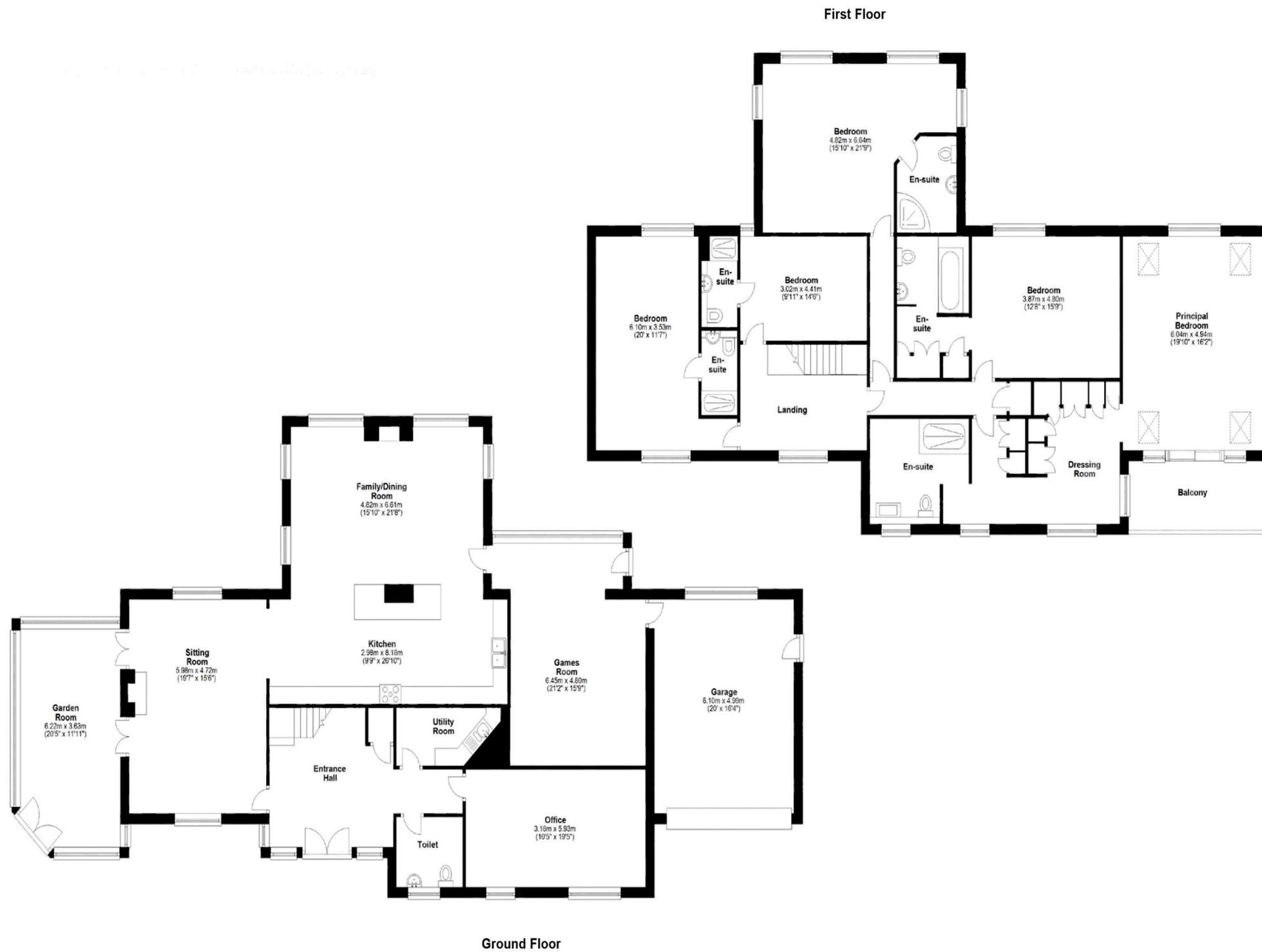


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Total area: approx. 406.5 sq. metres (4375.8 sq. feet)



Kylemore House is situated on a generous 0.5 acre plot, with gated entrance, providing plenty of outdoor space for recreational activities or simply enjoying the tranquillity of the surroundings.

All rooms overlook the gardens which include an attractive Breeze House with play area and two outbuildings useful as storage or workshop.

Services: Mains electricity and water | Private drainage to King Span Bio Tec treatment plant | 4kw solar photovoltaics | SHT TDA 40 pellet/log combination boiler | Tenure: Freehold | Council Tax Band: H | EPC Rating: C - this relates to previous oil fired heating system before the economic and green biomass system was installed



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