



EAST THORNTON FARM

North Side | Morpeth | Northumberland



rare!
From Sanderson Young

East Thornton Farm

North Side | Morpeth | Northumberland | NE61 3SJ

Exquisitely designed stone farmhouse, magnificently situated within 30 acres and with outstanding equestrian complex

Guide Price: £2,950,000

Morpeth 6.6 miles, Burgham 9.4 miles, Newcastle International Airport 14.1 miles, Alnwick 20.9 miles, Newcastle City Centre 21.1 miles (all distances are approximate)

- Outstanding farmhouse & equestrian complex
- 30 acres of formal grounds & paddocks
- Impressive & extensive equestrian facilities
- Newly constructed Andrew Bowen indoor arena
- Detached triple garage with 1 bed apartment above

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DESCRIPTION

On a quiet country lane on the outskirts of Morpeth, is an equestrian lover's dream home. East Thornton Farm sits magnificently within its own 30 acres of formal grounds and paddocks, with its outstanding traditional stone farmhouse that has been lovingly expanded and upgraded by the current owners, who have also created an impressive equestrian complex that has all the facilities you could wish for.

Exquisitely designed inside and out, there is a flowing blend of contemporary and traditional features, with sleek oak wood floors with underfloor heating and impressive fireplaces, double glazed sash windows, Victorian style radiators, a superb kitchen/breakfast room, luxury bathrooms, elegant reception rooms and lovely bedrooms. Outside, the equestrian facilities incorporate outdoor and barn stabling, multiple feed and storerooms, a horse walker and solarium, two outdoor arenas, a canter track and more.

As you approach East Thornton Farm, elegant electric gates open onto a wide tree lined sweeping tarmac driveway bordered by manicured lawns, hedges and outdoor lighting. As you travel up the drive, on the right is the traditional stable block with an adjacent arena and fields, fronted by a traditional stone wall. The farmhouse is on the left at the top of the drive while a gateway invites you into an expansive block paved parking area in front of a triple garage with an apartment above. There is also a second set of wood electric gates off the parking area that take you to the rear of the property.

An elegant porch guides you to the wood front door, which opens into an expansive hall with underfloor heating and a traditional stone flag floor, giving you ample space for furniture and furnishings. A glazed door leads out into the garden and there is access to the cloakroom, which has a low level WC and wash hand basin with a tiled splash back.

Gorgeous wood sliding doors with decorative door furniture guide you through the beautiful living space that benefits from maple oak wood floors and underfloor heating. First is the impressive double aspect lounge with an attractive fireplace with an inset log burner surrounded by fabulous painted tiles, a tiled hearth and quartz surround. The next room is the elegant dining room that has bi-fold doors onto the terrace and gardens.



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The spectacular luxury kitchen/breakfast room is at the end, which has underfloor heating beneath a traditional stone flag floor and features an extensive range of immaculate French bespoke rustic style cabinets with quartz work surfaces and upstands above, a double bowl Butler sink with a Fired Earth mixer tap, a two ring electric hob with a warming plate and extractor hood above, a separate built-in Neff oven, an integrated dishwasher, a central island which incorporates a second Butler sink with Fired Earth mixer tap, ample storage space below and an integrated breakfast bar, space for a large American fridge/freezer, while a single glazed door and separate double glazed doors lead onto the paved terrace with a pagoda and lawns beyond.

From the hall, the wool carpeted stairs with maple oak banister and handrail take you up to the wonderfully light galleried first floor landing with beautiful views over the grounds, and there is a useful storage room. The principal bedroom is double aspect with lovely views over the front garden and there are three further double bedrooms, one of which incorporates fitted wardrobes with mirror fronted doors.

Across the landing is a part tiled shower room with a walk-in shower, a low level WC and a fabulous wash hand basin sitting on a Victorian style stainless steel frame incorporating a glass shelf below the basin with individual Fired Earth taps, and a heated towel rail.

The sensational luxury family bathroom is part tiled with a tiled floor and a magnificent freestanding enamel Victorian style bath with a central mixer tap, an independent walk-in shower, a low level WC and a double wash hand basin within a vanity unit with storage below and a mirror above.

Outside and opposite the house is the triple garage, which features three individual electric up and over wood doors and has the potential to convert into a separate dwelling, subject to planning permission. The left hand garage space has been converted into a large utility room with a wood floor, a range of cabinets with work surfaces above, a stainless steel sink with a mixer tap that has a hand held shower attachment, as well as plumbing for a washing machine. This is ideal for equestrian use, particularly in autumn and winter with muddy boots and wet coats. It is also useful for staff living in the apartment above.

Stairs from the utility room lead up to the apartment which has a spacious double aspect living/dining room with wood flooring and lovely views over fields and countryside. The open plan fully fitted kitchen has a range of cabinets, a stainless steel sink with a mixer tap, a built-in double oven and halogen hob, and an integrated fridge/freezer. There is a part tiled shower room on one side of the living room and on the other is a large double aspect bedroom with plenty of space for furniture.



EAST THORNTON FARM



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EAST THORNTON FARM



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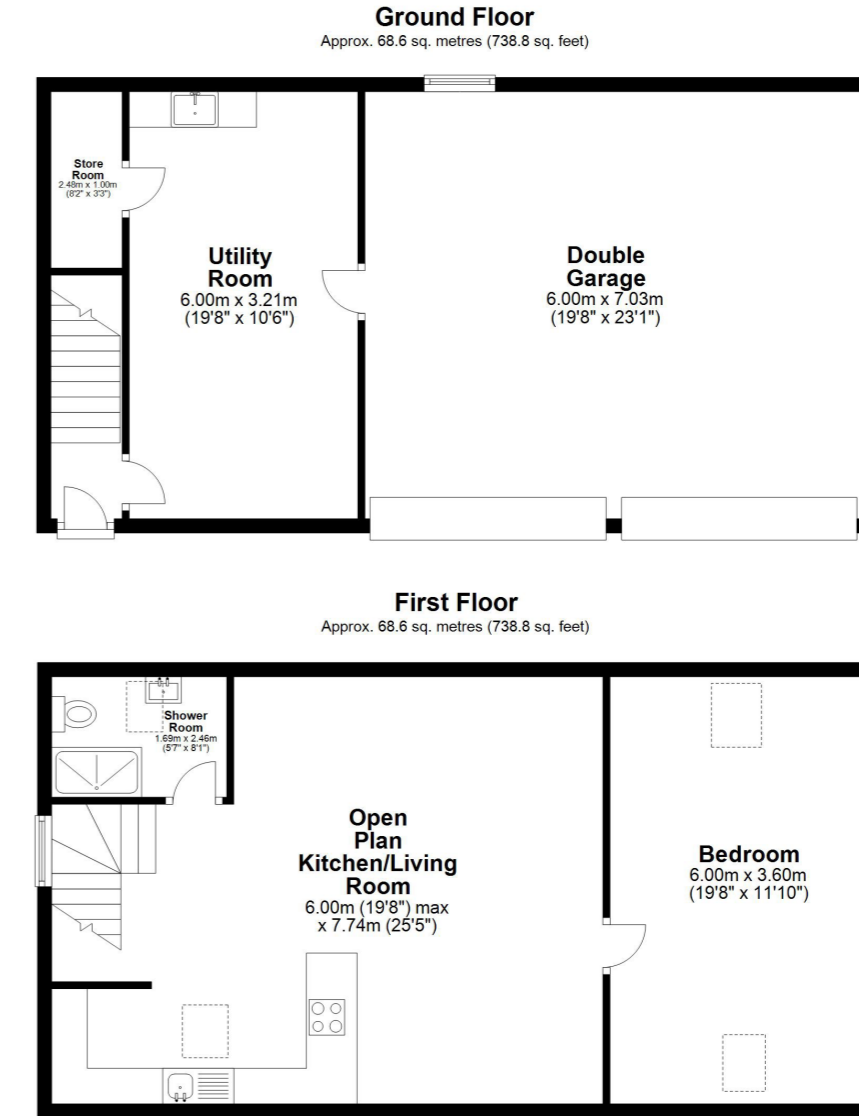
EAST THORNTON FARM - FLOORPLANS



Total area: approx. 246.6 sq. metres (2654.0 sq. feet)
East Thornton Farm, North Side

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APARTMENT & GARAGE - FLOORPLANS



Total area: approx. 137.3 sq. metres (1477.7 sq. feet)
Apartment And Garage, East Thornton Farm, North Side

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APARTMENT & GARAGE



APARTMENT & GARAGE



EQUESTRIAN FACILITIES



DESCRIPTION

A fabulous feature of East Thornton Farm is the extensive equestrian facilities, which sit to the right hand side of the property. Near to the house is a traditional stable block of 8 stables while an indoor barn incorporates a further 13 stables, all of which have rubber matting and automatic water drinkers. There is an additional foaling box that has CCTV to monitor the mare and foal 24/7, and the CCTV extends to the entire yard. The tack room includes a kitchen area and cloakroom with a WC and wash hand basin.

A hot water shower room is perfect for washing off and bathing horses, while the solarium dries them gently and is ideal for warming up horses' muscles. The Monarch horse walker is built to accommodate 4 horses at a time and has a speed selector. There is also a large feed room, a barn for hay and straw, and is large enough to house a tractor as well; there is also the benefit of a rug room.

The yard benefits from two arenas; one is an outdoor 20' x 40' arena with a mixture of silica sand with rubber on top. The second one is a stunning indoor 30' x 40' arena by Andrew Bowen. There is a large parking area with plenty of space for large horseboxes and delivery lorries, as well as ample turning room.

In addition to all the amazing equestrian facilities, which will easily accommodate all disciplines from breeding and livery to a competitive yard, there is also a dog run that has an integrated heated indoor area. There are approximately 30 acres of grass paddocks, including individual small turnout fields for use in the winter for horses/ponies that need restricted grazing, and there is also the benefit of a great canter track, perfect for fitness building. Off-road hacking is on your doorstep across multiple bridlepaths and through the countryside.

East Thornton Farm sits in the picturesque countryside, just 6 miles from the bustling market town of Morpeth, with its traditional farmers markets that blend beautifully with trendy bars, modern day shopping outlets and international cuisine restaurants. The A1 is nearby, linking to other transport networks, and Morpeth rail station is within easy reach, connecting with neighbouring towns as well as the cities of Edinburgh, Newcastle, York and London Kings Cross.

Services: Mains electricity & water | Oil central heating | Private drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: E



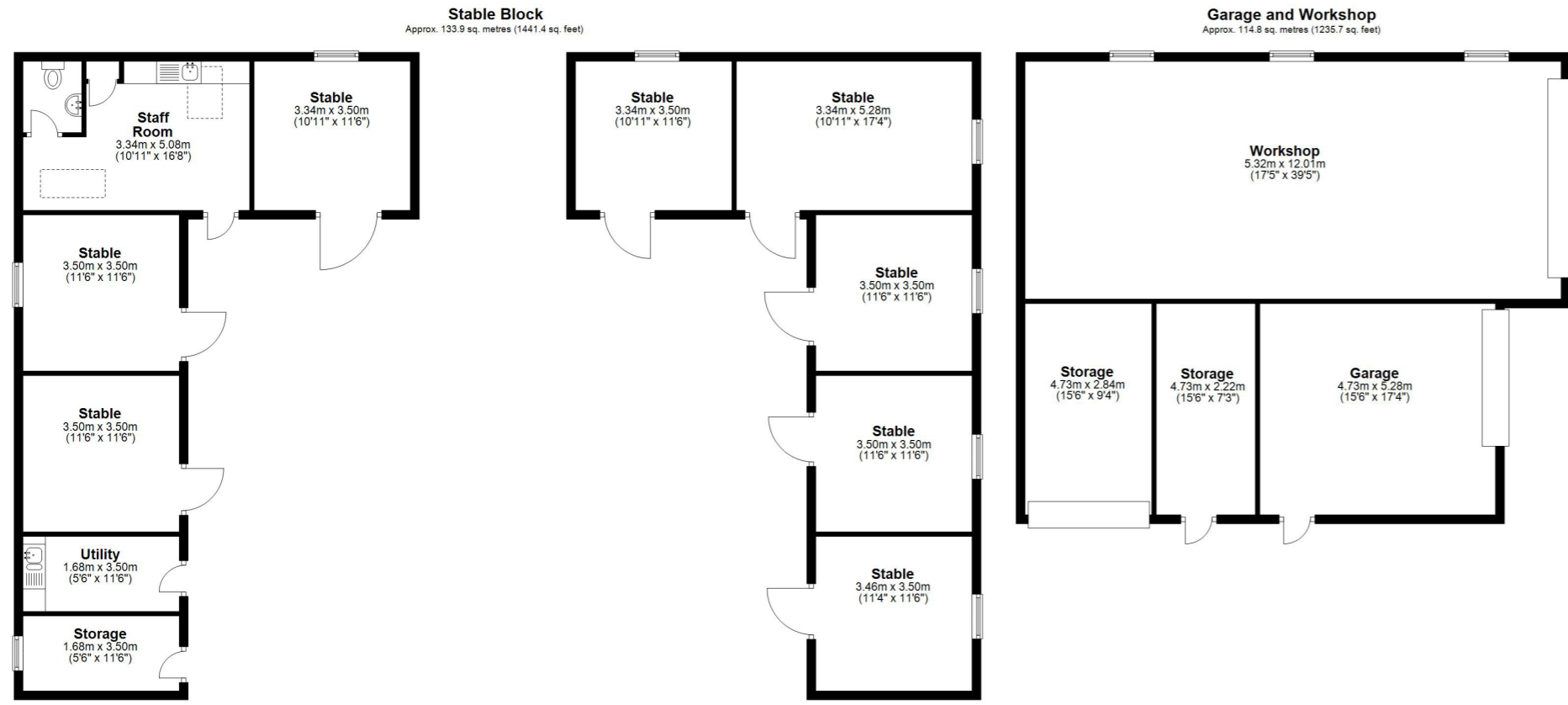
EQUESTRIAN FACILITIES



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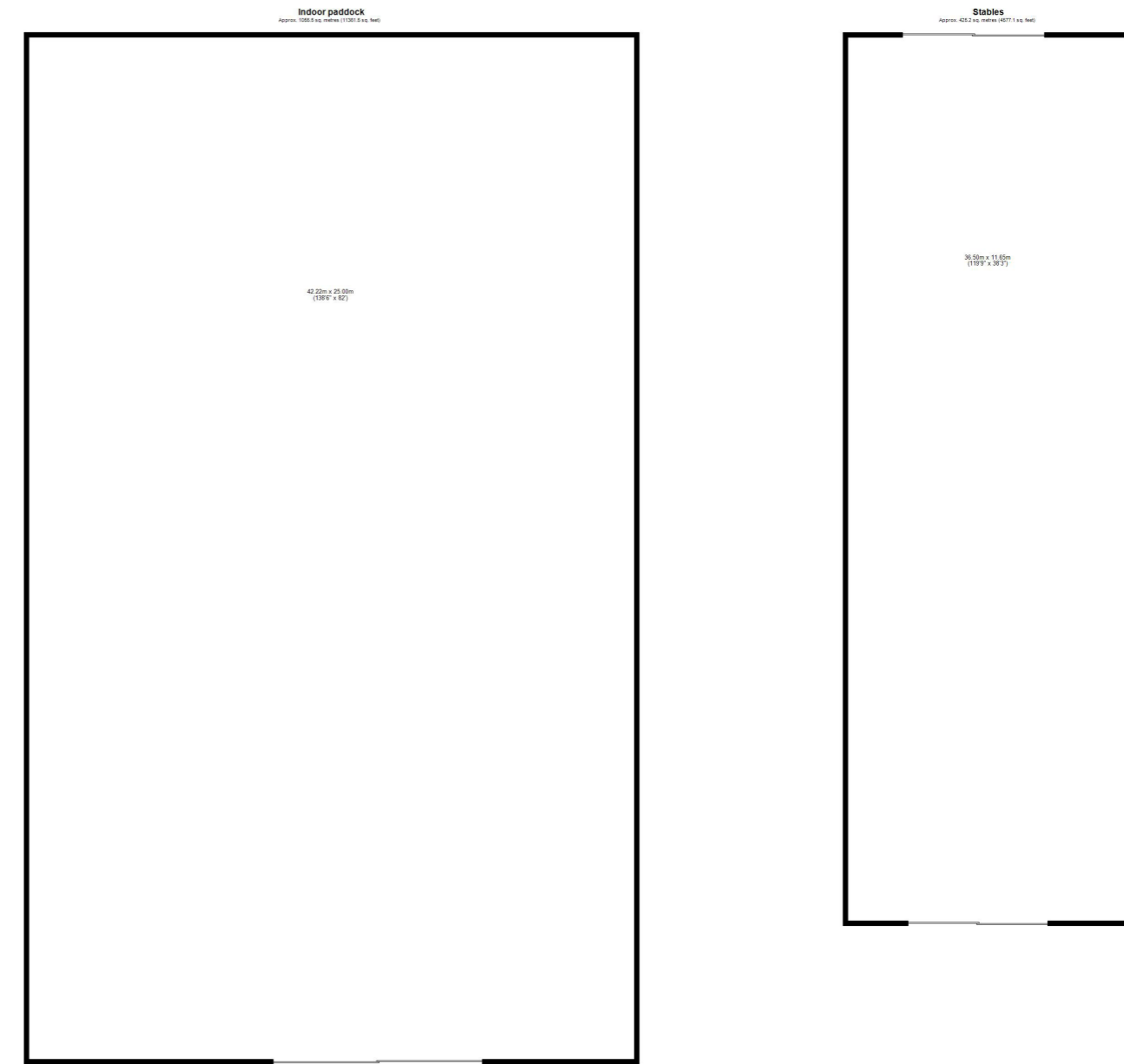


STABLES & OUTBUILDINGS - FLOORPLANS



Total area: approx. 248.7 sq. metres (2677.1 sq. feet)
Stables And Outbuildings, East Thornton Farm, Northside

Paddock Area - FLOORPLANS



Total area: approx. 1490.0 sq. metres (16038.0 sq. feet)
Paddock Area, East Thornton Farm, North Side





EAST THORNTON FARM - SITEPLAN





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