



# Tranwell House

Tranwell Woods, Morpeth, Northumberland



## Tranwell House, Tranwell Woods, Morpeth, Northumberland, NE61 6AQ

Situated on half an acre of landscaped grounds in the heart of one of Northumberland's most beautiful locations, is this magnificent, detached family home offering state-of-the-art luxury living.

Recently completed to an extremely high specification and traditionally built with locally sourced natural stone, the property offers fantastic features including wrought iron gates with a voice-activated intercom system, zoned remote control outdoor lighting, brushed chrome door furniture, oak doors and staircase, a stunning orangery with energy efficient glass that cleans itself, open plan living, elegant bedrooms, luxury bathrooms and a state-of-the-art kitchen. Within the house is an integrated LoxOne smart home system that operates the front gate, voice-activated intercom and electric front door. Censored zone light includes dimmer lights, and there is a zoned sound system with recessed ceiling speakers, all of which can be controlled via a smart app or via individual iPads on each floor.

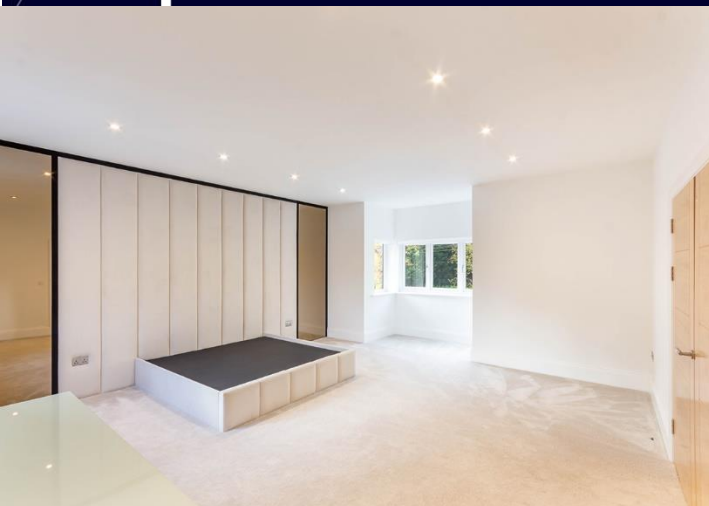
As the impressive wrought iron gate slides to one side, a sweeping tarmac driveway provides ample parking and leads to a detached double garage. A twin columned porch leads to an oak wood front door with glazed panels on either side and electric keypad control. As you step into the impressive reception hall, a grand central oak wood staircase leads up to the first floor and the hallway offers underfloor heating, a walk in cloaks cupboard, and on the right is the tiled cloakroom with a low-level WC, a wash basin and a large wall mounted mirror.

On either side of the hall, glazed double oak doors open into the grand reception rooms, both of which offer deep bay windows that allow light to flood through. To the right of the stairs is the formal dining room, which benefits from bi-fold doors that open onto the entertaining terrace and manicured lawns.

On the left of the stairs is an inner hallway that leads to the utility room, which has a range of storage cupboards, space for a washing machine and tumble dryer, a sink with a mixer tap, and a part glazed door to the side access. From the utility room is the boiler room, and on the other side is the downstairs shower room, which has a low-level WC, a wash hand basin and an independent shower cubicle with a glass door.

From the inner hall is the magnificent double aspect kitchen/breakfast room that also has aluminium anthracite bi-fold doors out onto the terrace, a splendid porcelain tiled floor with underfloor heating that extends into the orangery, and mood lighting beneath the cabinetry. There is an extensive range of modern soft close drawer units with Morengo Silestone work surfaces and upstands above. Along one side is an enamel inset sink with a Franke kettle tap, while integrated appliances include an induction hob, a coffee machine, a double oven, an American-style fridge/freezer and a dishwasher. The contrasting large central island houses cupboards on one side and on the breakfast bar side is an integrated black glass wine cooler and further storage space.





Beyond the kitchen/breakfast room, access is open to the fabulous triple aspect orangery, also with a porcelain tiled floor and self-cleaning, energy-efficient glass with rainwater sensitive electric closing skylights. Three sets of aluminium anthracite bi-fold doors open out into the landscaped gardens.

The grand solid oak staircase with toughened glass and antique stair clips leads to the galleries first floor landing where you will find four bedrooms with gorgeous, soft luxury Saxony pile carpets, while the ensembles benefit from high quality Geberit and Villeroy & Bosch fixtures and fittings.

The principal bedroom has a dressing room with a range of elegant wardrobes and plenty of storage space, as well as a fully tiled ensuite shower room with a low level WC, a wash handbasin set into a wall mounted vanity unit with two drawers below, and a touch sensitive mirror above, as well as a heated towel rail and a walk in double shower unit. Bedroom two overlooks the front of the property with bay windows, while bedrooms three and four enjoy a rear and side aspect. The three further ensembles are also fully tiled and have low level WCs, wash hand basins set into two drawer vanity units with mixer taps and touch sensitive mirrors above, heated towel rails and enclosed shower cubicles with rainwater showers and sliding glass doors.

A further solid oak staircase leads up to the second floor where there are two further double bedrooms, a bathroom and a double-width room with a deep recessed window. This floor would be ideal as a studio, cinema and entertaining floor or an office suite. The family bathroom has beautiful floor to ceiling Marble Carrera tiles, a large panelled bath with a central mixer tap and a handheld shower, a low level WC, a wash hand basin set within a two drawer vanity unit and a walk in shower

Externally, this superb home is fronted by a wrought iron gate with a voice activated intercom system and security cameras that give you a 360-degree view of the property and its grounds. Opening onto an expansive tarmac driveway that incorporates red stone chippings, there is ample parking space and a detached double garage with a pitched roof and electric doors. The wide and deep paved entertaining terrace with a mix of exquisite Kadapha calibrated sawn edged limestone and classic sandstone paving guides you onto the manicured lawns, which are accessed from both sides of the property. The perimeter is bordered by wood fence panelling and mature hedges and a paved pathway that runs around the edge of the lawn. The rear and side perimeter of the grounds incorporate bollard lighting, all of which are zoned and controlled via a smart app.

This fabulous family property sits in beautiful grounds of approximately half an acre within the stunning hamlet of Tranwell Woods, just a short distance from the town of Morpeth, and part of a small enclave of exclusive, luxury properties which benefit from an extremely peaceful environment. The town of Morpeth is just a short distance away and offers extensive facilities, schooling, a wide choice of shopping outlets and recreational amenities, as well as medical providers. Plenty of transport links, including the A1, lead to other major cities, whilst Morpeth rail station offers regular train services to London and Edinburgh

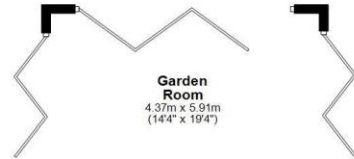
Services: Color gas & electric, mains water and private drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating C

**Price Guide: Offers in Excess of £1,350,000**



### Ground Floor

Approx. 223.4 sq. metres (2404.7 sq. feet)



### Kitchen/Breakfast Room

5.00m x 9.19m  
(16'5" x 30'2")

### Utility

3.62m x 2.58m  
(11'11" x 8'5")

### Dining Room

5.91m x 5.40m  
(19'5" x 17'8")

### Reception Hall

7.58m x 4.70m  
(24'10" x 15'5")

### Comms Room

2.11m x 1.85m  
(6'11" x 5'5")

### WC

1.74m x 1.56m  
(5'9" x 5'1")

### First Floor

Approx. 198.5 sq. metres (2136.6 sq. feet)

### Dressing Room

8.90m x 4.53m  
(29'2" x 14'10")

### En-suite

1.28m x 2.92m  
(4'3" x 9'7")

### Bedroom

8.90m x 4.56m  
(29'2" x 15')

### En-suite

2.90m x 2.45m  
(9'6" x 8')

### En-suite

3.10m x 2.45m  
(10'2" x 8')

### Landing

9.88m x 4.10m  
(32'5" x 13'5")

### Bedroom

6.37m (20'11") into bay  
x 5.41m (17'9")

### Dressing Room

3.10m x 2.44m  
(10'2" x 8')

### Bedroom

6.37m (20'11") into bay  
x 5.41m (17'9")

### Second Floor

Approx. 113.3 sq. metres (1219.3 sq. feet)

### Bedroom

4.91m x 5.15m  
(16'1" x 16'11")

### Shower Room

2.36m x 2.81m  
(7'9" x 9'3")

### Hallway

5.26m x 2.00m  
(17'3" x 6'7")

### Bedroom

3.87m x 3.55m  
(12'8" x 11'8")

### Games Room

6.62m (21'9") max  
x 15.12m (49'7")

Total area: approx. 535.2 sq. metres (5760.6 sq. feet)

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# rare!

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