



ACORN LODGE

GUBEON WOOD | MORPETH | NORTHUMBERLAND



rare!
From Sanderson Young

ACORN LODGE

Gubeon Wood | Morpeth | Northumberland | NE61 6BH

Located in the exclusive Gubeon Wood is this magnificent and fully refurbished, detached residence, providing one of the finest homes within the area

Price: Offers in the region of £3,750,000

Morpeth 3.8 miles, Ponteland 7.8 miles, Newcastle International Airport 9 miles, Newcastle City Centre 15 miles, Alnwick 22 miles (all distances are approximate)

- Large garden site extending to circa. 3.37 acres
- Fully refurbished to an extremely high standard over the last 4 years
- Substantial accommodation offering 8700 sq.ft, as well as a one bedroom annex above the detached double garage
- Independent leisure suite with gym, swimming pool, waterfall spa and sauna
- Easy accessibility into the market town of Morpeth with its range of shops and amenities, as well as Ponteland, Newcastle International Airport and Newcastle City Centre

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DESCRIPTION

Acorn Lodge, set back in the exclusive part of Gubeon Wood which is part of the Tranwell Woods overall residential development, represents one of the finest detached houses available within its area. The exclusive Gubeon Wood represents a small number of beautiful houses which occupy large mature garden sites. This property extends to circa. 3.37 acres of land and was purchased by the current owners in 2021 when they began an extensive programme of improvements, remodelling and professional landscaping. The house, including the gardens and grounds, has seen extensive investment in professional landscaping and replanting, creating a magical experience for keen horticulturists who will appreciate many of the fabulous improvements and investment.

The impressive electronic gates give access into the grounds with its beautiful driveway leading through to a stunning circle and hammerhead, as well as a separate detached double plus garage with a self-contained apartment above which has been completely refurbished to a very high standard. Also, a further building acts as an additional garage/storage, all with their own central heating system.

The entire property has seen substantial investment over the last 4 years and this can only be fully appreciated from an internal inspection.

The conservatory/garden room has been rebuilt to enjoy a peaceful and beautiful aspect over the superbly manicured, re-landscaped gardens and grounds, all with subtle low energy lighting.

The property itself extends to around 8700 sq ft, covering the ground and upper floors but excluding the external buildings/garages and flat, and provides beautiful, state of the art accommodation, with many extensive improvements carried out from the refurbished roof to the house, through to the tasteful interior redesign and remodelling of the complete interior.



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The loft space has been fully insulated with two layers of insulation and boarded on upstands along with lighting, data cabinet and retractable loft ladders offering good further storage space if required.

The house is also very well suited for people with mobility issues and has the great benefit of two newly installed luxurious lifts connecting the ground floor to the first floor in different sections of the property.

The magnificent entrance reception hall with its superb staircase leading to the galleried landing above is a focal point for the house, and at ground floor level it leads off to five principal reception areas, as well as the newly rebuilt conservatory/garden room. The principal kitchen/breakfast room has been refurbished and has a super aspect to the west overlooking the approach to the property and the adjacent garaging.

The rear wing of the house provides an independent leisure suite with its own air-conditioned gymnasium and living space above, as well as a swimming pool area, which has also been extensively refurbished with a beautiful pool and waterfall spa which overlooks the garden. This also incorporates a fully functional sauna. The swimming pool and spa have also had fully retractable covers fitted along with computer controls to ensure all chlorine dosing is carried out automatically with minimal manual input. The games room/additional bedroom and viewing gallery with pool table at first floor level have a super aspect overlooking the pool, and the leisure wing is a delightful and luxurious aspect of this magnificent home.

Returning to the principal house, the staircase leads to the first floor where there is an outstanding master bedroom suite with its own dressing room with en-suite and also a new entrance to the magnificent cinema room and a total of three further large double bedrooms, all with luxury en-suites and fitted wardrobes. The cinema room also has a further entrance from the ground floor by way of a new high standard lift.

The two separate staircases linking from the ground floor give great accessibility and independence for relatives.









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Acorn Lodge is a magnificent house and its appearance throughout the year is greatly enhanced by the investments that have been made in the gardens with stunning walkways, paths, beautifully planted borders and new water features front and back which give an abundance of colour throughout the spring and summer months.

The tall mature trees that conceal and protect the grounds give good security and privacy to the property.

The separate, large detached garage with its own private apartment above offers an independent kitchen, bathroom and living space, as well as a single bedroom, and is a great facility for visiting guests and family, including a bed settee situated in the large lounge with all new equipment which would form part of the sale.

Acorn Lodge is a very special property which must be viewed to fully appreciate the standard of improvements, design and extremely high specifications that have been directed for this beautiful home.

The property has great accessibility into the market town of Morpeth, regarded by many to be one of the most attractive features of Northumberland, with its easy access by road, the A1 into Newcastle to the south and Alnwick to the north, as well as Edinburgh, whilst the mainline rail travel links easily from Morpeth into Newcastle and London Kings Cross to the south. The area is also very accessible into Ponteland and Newcastle International Airport, as well as a number of outstanding golf courses and sports facilities that serve the region.

Acorn Lodge is a very special home and we would recommend viewing to appreciate its many fine qualities and features.

Services: Mains electricity, water & drainage | Oil central heating | Tenure: Freehold | Council Tax Band: H | EPC Rating: TBC

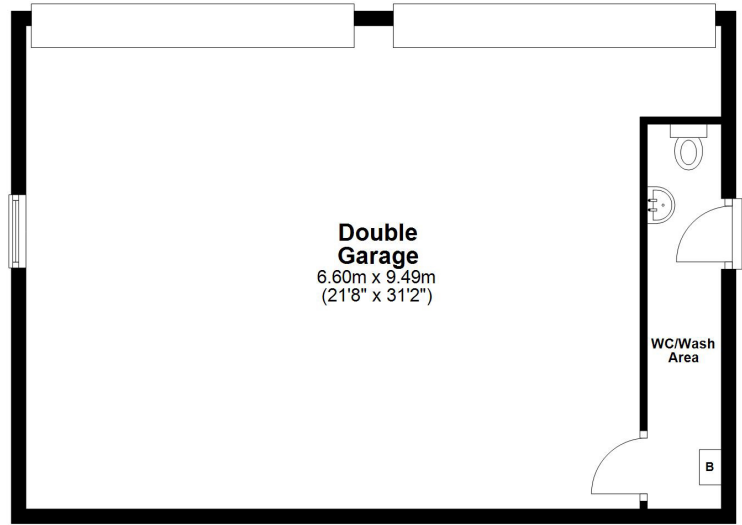




APARTMENT FLOORPLANS

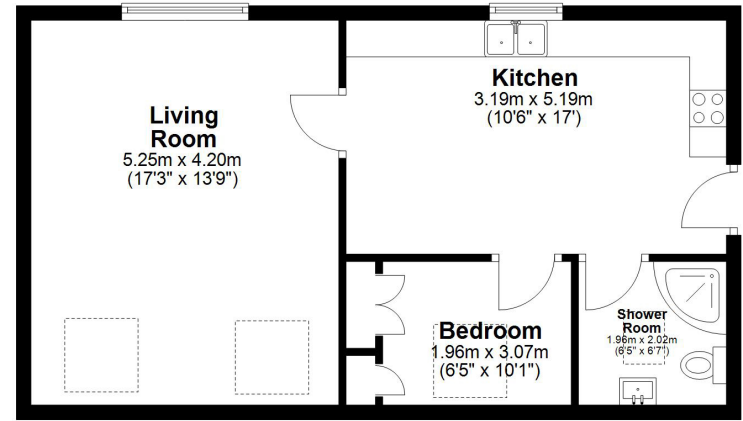
Ground Floor

Approx. 122.1 sq. metres (1314.5 sq. feet)



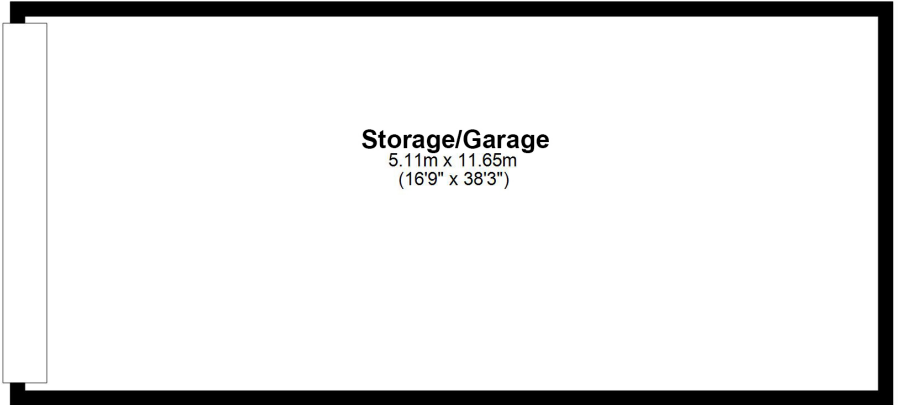
First Floor Apartment

Approx. 49.8 sq. metres (536.5 sq. feet)



Storage/Garage

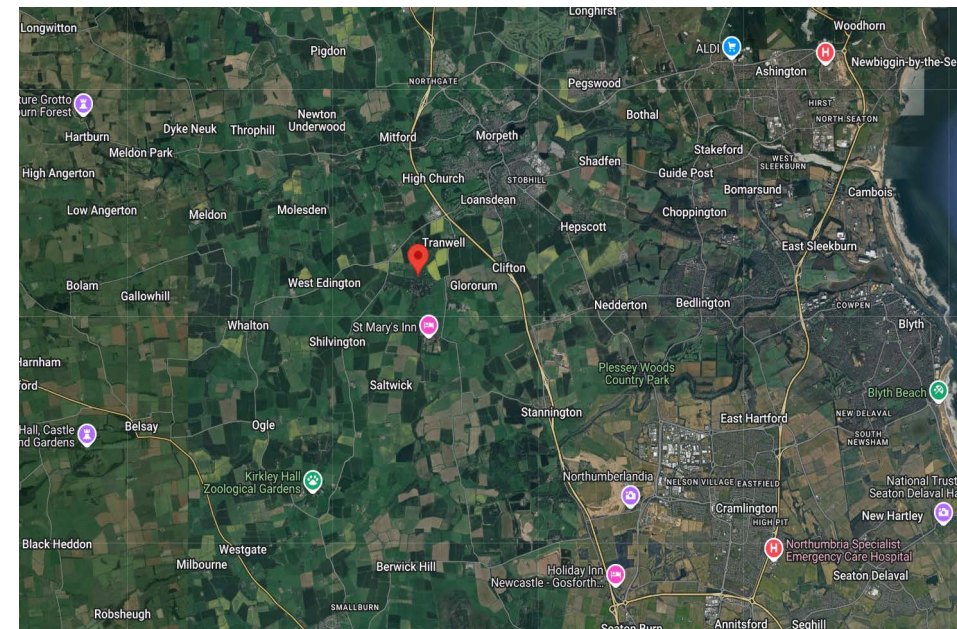
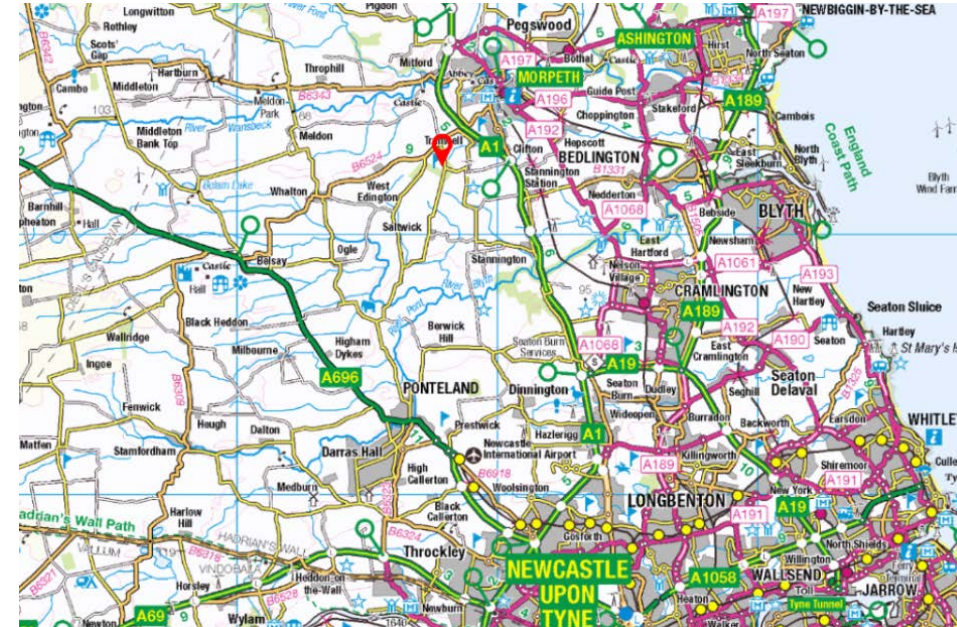
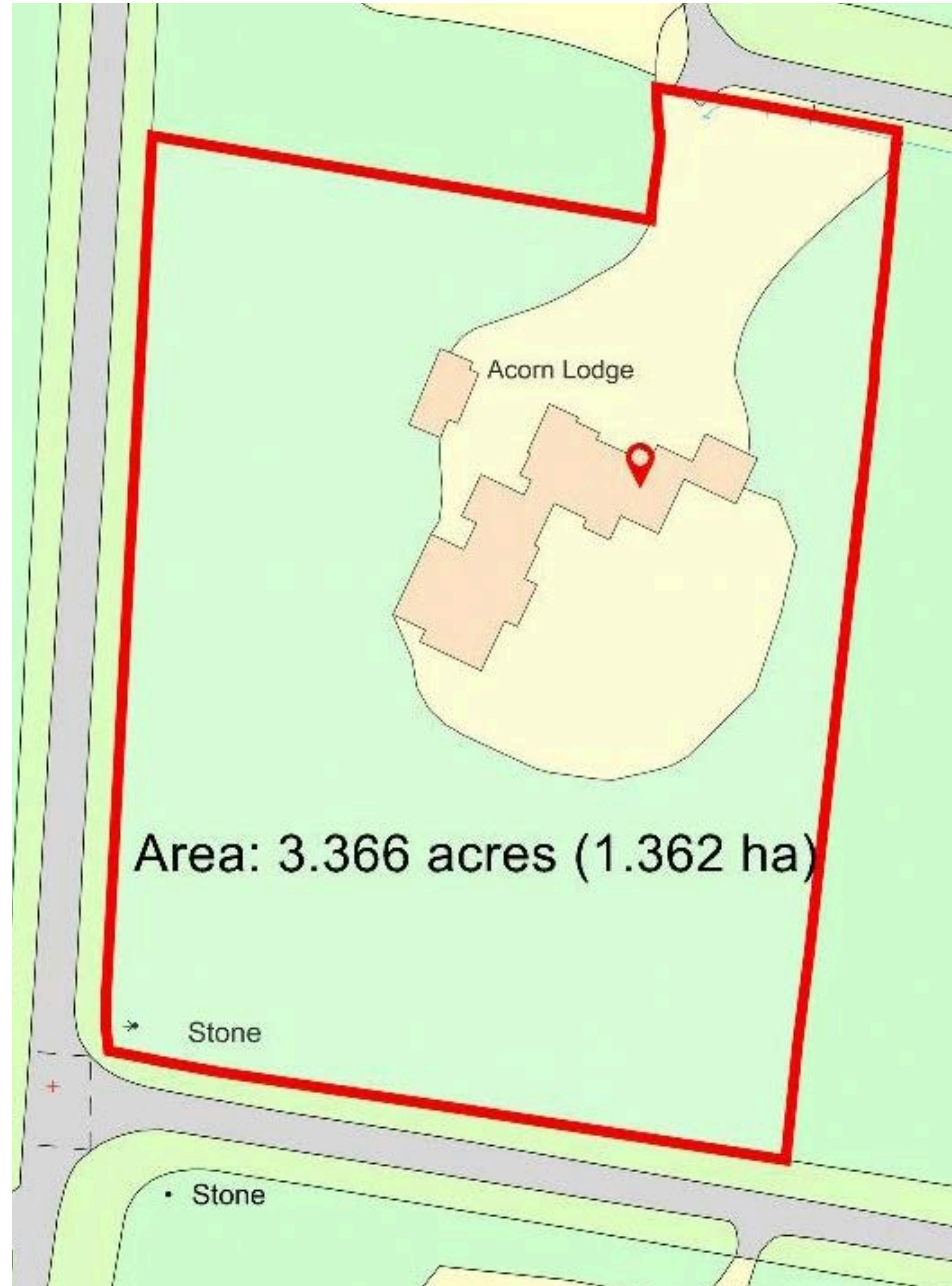
5.11m x 11.65m
(16'9" x 38'3")



Total area: approx. 172.0 sq. metres (1851.0 sq. feet)
Acorn Lodge , Garage And Apartment, Gubeon Wood



SITE & LOCATION





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Viewings are strictly by appointment only.
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