



Granville House

South Lodge Wood, Hepscott





Granville House South Lodge Wood, Hepscoth, Morpeth

Immaculately Presented & Substantial Detached Family Home Boasting a Private Garden Site which Extends to 0.3 Acres, Offering Almost 3,300 sq ft of Internal Living Space with Three Reception Rooms, Stylish Re-Fitted Kitchen/Dining Room, Beautiful Orangery, Four Double Bedrooms, Two Contemporary Re-Fitted En-Suites, Family Bathroom, Integral Double Garage & Wonderful Manicured Front & Extensive South Facing Lawned Rear Gardens.

This beautiful, detached family home is ideally situated within the prestigious South Lodge Wood, Hepscoth, perfectly placed close to the popular market town of Morpeth.

This impressive detached residence occupies a generous south facing garden site enjoying unrivalled and uninterrupted views over the surrounding greenery.

The property is also located only a short drive from the wonderful shopping facilities, restaurants, and excellent local schools that Morpeth has to offer. The A1 is also nearby, as well as Morpeth train station, providing excellent transport links into Newcastle City Centre and throughout the region.

Price Guide:

Guide Price £1,250,000

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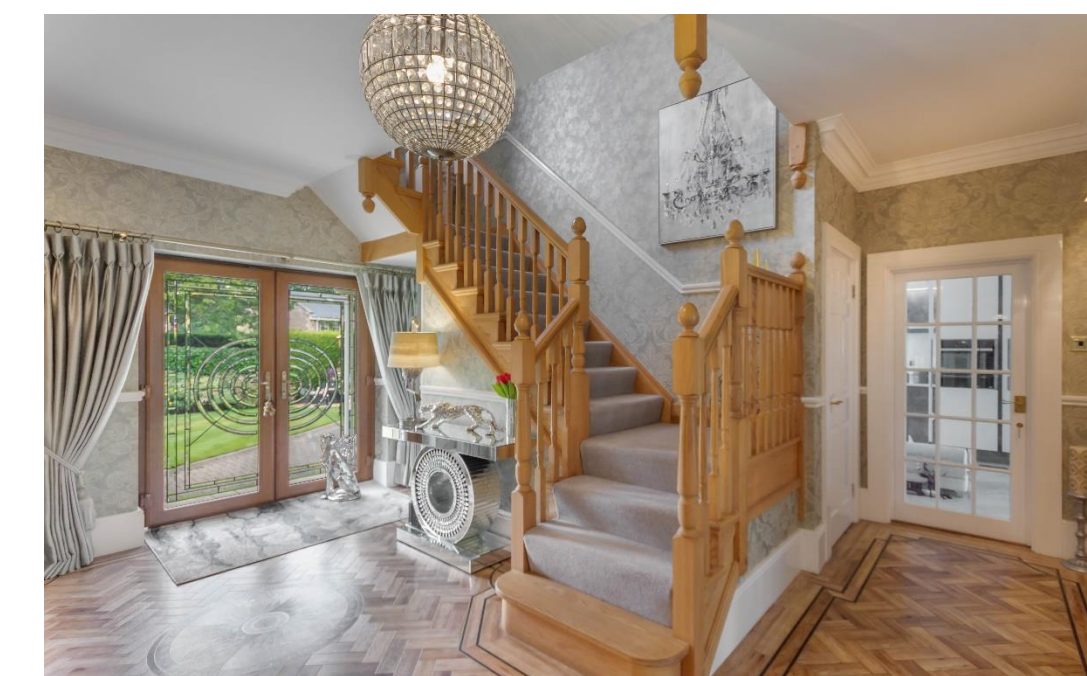
Granville House is accessed via secure, electronic wrought iron entrance gates that open and lead onto a large multi-car driveway that is placed to the side of the beautiful manicured front gardens with tall hedged boundaries, feature lighting and paved seating area. The driveway leads up to the integral double garage with electronic up and over doors, light and power.

The main entrance is accessed beneath a portico with stone pillars which gives access to a central entrance hall via French doors. The central entrance hall enjoys Amtico flooring with solid wood return staircase leading up to the first floor and re-fitted ground floor guest WC | Lounge with stone fireplace and gas insert, dual aspect windows and door leading to the rear terrace and gardens | The lounge is currently open to the dining room which offers a window overlooking the front gardens with a door leading back to the main entrance hall | Snug/family room with gas fire which then leads through to the beautiful orangery with large atrium, views out over the rear gardens and French doors.

A final door from the entrance hall then leads into a stylish, re-fitted kitchen/dining space which has been recently replaced and offers beautiful high gloss cabinetry, stone worktops and Neff integrated appliances with two central islands and breakfast bar. The kitchen/diner also offers feature lighting and wine cooler with a door leading out onto the rear terrace and gardens | Utility room with door leading into the integral double garage.

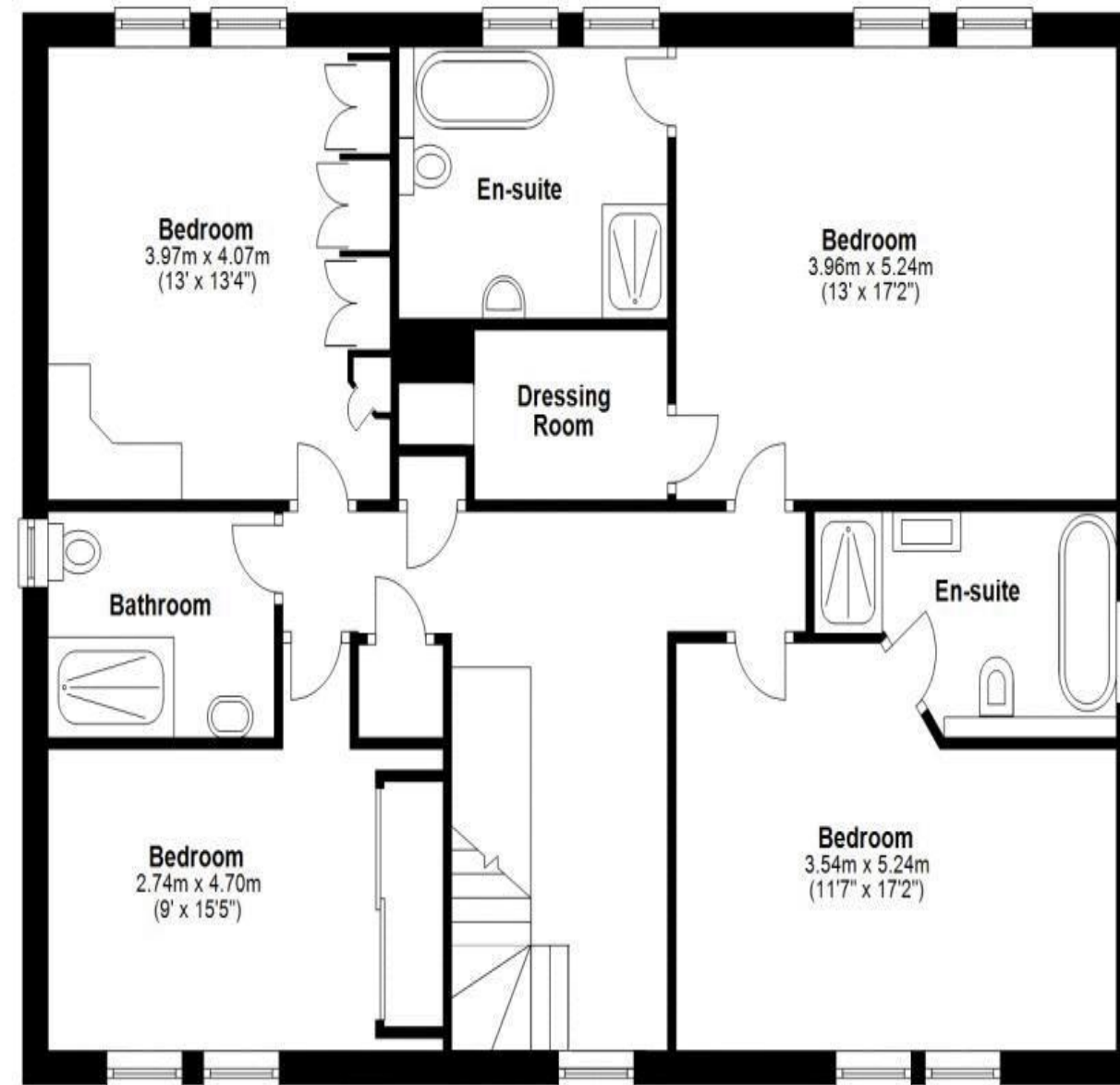
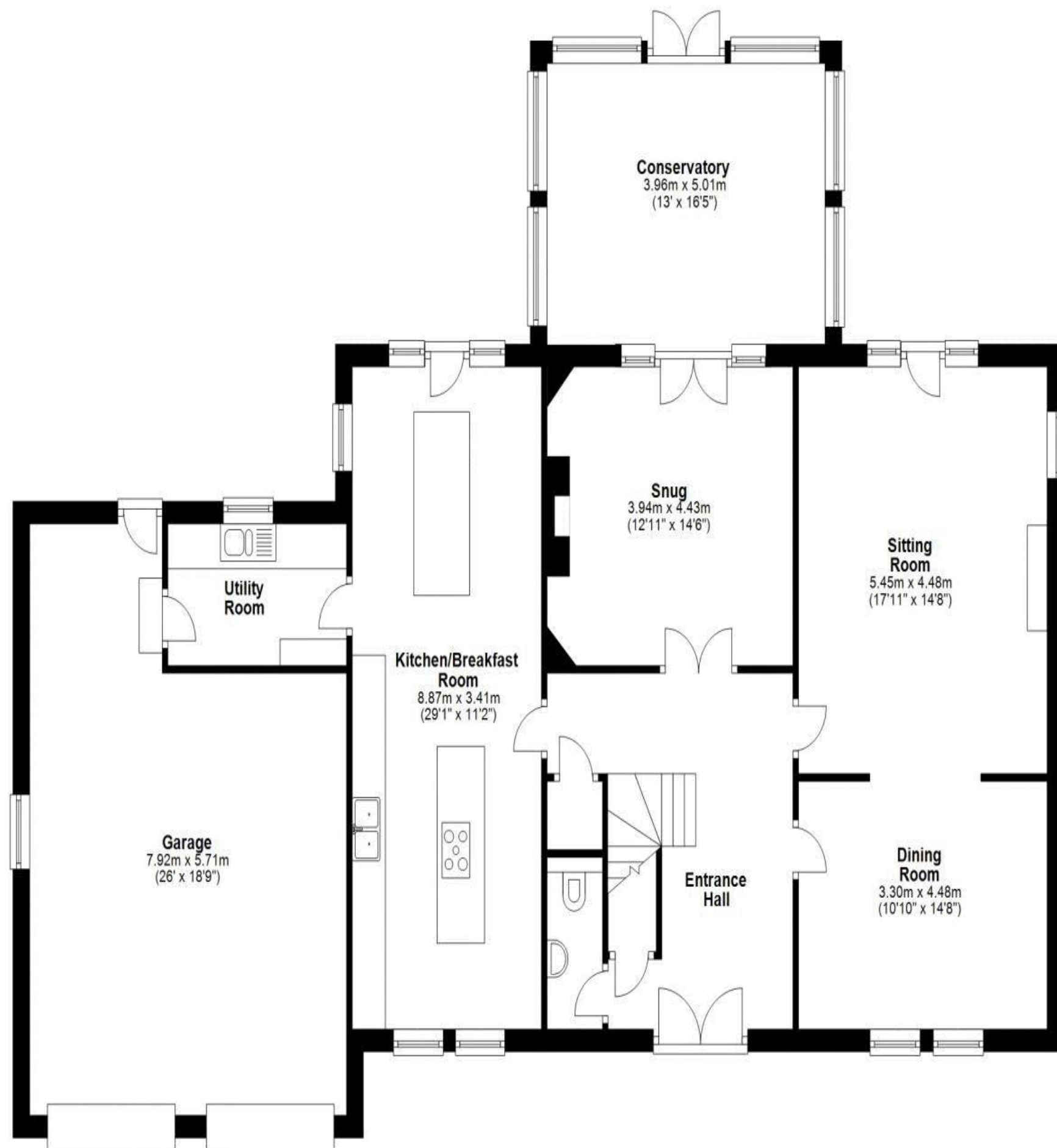


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The stairs then lead up to the galleried first floor landing with store cupboard and giving access to four good sized double bedrooms | Bedroom one is a generous double bedroom with fitted wardrobes, south facing windows overlooking the rear gardens, and access to a contemporary, re-fitted en-suite bathroom which is fully tiled with four piece suite including a free standing bath and walk-in shower | Bedroom two is another lovely double bedroom with a superb re-fitted en-suite bathroom, again fully tiled with four piece suite and free standing bathtub | Bedrooms three and four are comfortable doubles and similar in size, each enjoying fitted wardrobes Family shower room with three piece suite

Externally, the property offers stunning south facing rear gardens that are extensive in their size and are laid predominantly to lawn with an abundance of mature borders, large pond with water feature and delightful tall trees giving a tremendous sense of privacy from the outside world. The rear gardens also offer a beautiful paved terrace and entertaining area which is ideal for outside dining. To the very rear of the gardens is a raised and decked terrace/dining area with a superb bar/studio with light and power and again is ideal for entertaining throughout the year.

Immaculately presented throughout, this excellent detached family home offers a wonderful opportunity and early viewings are deemed essential to fully appreciate everything this luxury family home has to offer.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: C

Total area: approx. 289.3 sq. metres (3114.2 sq. feet)



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