



Monks Lodge

Newminster, Morpeth



SANDERSON
YOUNG





Monks Lodge Newminster, Morpeth

Monks Lodge is one of three private dwellings which is set back from the Morpeth to Mitford road, located just outside of Morpeth close to the nearby rugby club and the attractive bridge which crosses the River Wansbeck.

The house enjoys its own private treelined avenue, which is owned by Monks Lodge with access rights to the neighbouring two houses. The driveway leads alongside the private coppice for mature trees and the fabulous open grazing paddock, with lovely aspect and view towards the adjacent valley that surrounds the River Wansbeck. The whole of the site extends to just under 5.3 acres.

The property itself is believed to date back to the 17th, and possibly the 16th century and was one of two small cottages originally. The house was then purchased and significantly redeveloped by the current owners in 2006. At that time, 2 years of building works were carried out to create the magnificent home which now exists, with many of the additions to the house being completely rebuilt and brought into the latest high level of construction, insulation and thermal efficiencies.

The house has a beautiful stone finishing to its external walls, under pitch slate roofs, with dormer windows to the first floor. The approach to the house is through a highly attractive stone boundary wall with a timber electric gated entrance into a private courtyard. Opposite the main house is a two and a half car garage which has two large timber panelled doors built in stone under a pitched roof, it has excellent storage space into the eaves and the front of the garage has been designed as a private studio (previous planning was granted for the garage to be converted into a two bedroom cottage, if required).

Price Guide:

Guide Price £1,295,000

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It is set out with a high pitched and glazed gable which has a stunning aspect and view over the gardens, the patio terrace and the adjacent paddock. This room is finished and fitted as a magnificent leisure and recreation area, ideal for a variety of personal uses.

The house itself has tremendous style and character and the gable wall depicts the images of the monk from which hosts its name. The entrance door is highly impressive, leading through to the vestibule, which is a large and welcoming area and has beautiful handmade bespoke oak panelled doors leading off to the principal reception rooms. At the rear of the entrance hallway is a useful storage recess, a cloakroom WC and a general cloaks cupboard.

The main doors lead off to the family drawing room which is located in the original cottage and house, with great character and quality. It has large Inglenook log burning fireplace with Herringbone brick recess to the open fire. It is a beautiful room with fabulous shutters that surround the tasteful windows and the beautiful interior design.

To the opposite side of the entrance hallway, doors connect to the dining room which is at a high level and overlooks the kitchen beneath. The dining room has a frontage onto the approach to the property and the stairs lead down to the kitchen, which was completely rebuilt and refurbished by Mowlem & Co, one of the regions finest manufacturers of high quality kitchens. It has maplewood furniture with beautiful granite worktops and features an electric cooking range and AGA, as well as high quality built in appliances including an electric oven and induction hob.

The kitchen leads onto its own utility/laundry room with a large enclosed pantry, which has access onto the rear of the house. The kitchen also leads onto a beautiful orangery and garden room, built in stone under a lantern rooflight, it is a fabulous room with tremendous views overlooking the patio gardens and the paddock. This garden room is of a very high standard and has double doors leading out onto the garden areas and the beautiful sunken cottage garden.



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Floorplan to be included.

The main staircase leads up to the first floor landing, which leads on in turn to a master bedroom which is superbly equipped and fitted with bespoke furniture and a luxury ensuite bathroom with double wash basin and feature bath, as well as a wet room shower.

There are three further double bedrooms, one of which has an ensuite shower room and the other two remaining bedrooms have access to a family bathroom WC, all of which are superbly appointed and beautiful finished.

The house has high-quality double-glazing set into wood frames and the interior design of the property is extremely tasteful. The property benefits from oil fired central heating and the immediate gardens overlook the lovely pathways and walkways that surround the cottage garden, which is stunning in season.

The adjacent paddock is a feature of the house with its own separate timber gated entrance with access onto the orchard, with apples, damson and mulberry, and the woodland at the boundary of the property. The paddock is ideal for grazing. Surrounding the paddock and to the side of the garage is a useful storage shed and also within the paddock is a timber constructed stable and store.

Monks Lodge is a very impressive and beautifully presented house in a lovely area of Morpeth, just on the outskirts of the market town itself, with stunning walkways and nearby facilities including the nearby golf course. The River Wansbeck provides a lovely 15 minute stroll into the centre of the town.

The house has a great deal of style and character, and properties of this nature are very rarely available to the market for sale.

An outstanding home in a beautiful location.

Services: Mains electric & Water | Oil Central Heating | Septic Tank | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating TBC



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