

# BRUNTON

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## RESIDENTIAL



**TRANWELL WOODS, MORPETH, NE61**

**£12,000 Per Month**



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OUTSTANDING DETACHED FAMILY RESIDENCE - BOASTING 14,000 SQ FT OF INTERNAL LIVING SPACE - SUPERB OPEN PLAN KITCHEN/DINING & FAMILY SPACE, HEATED INDOOR SWIMMING POOL & ANNEXE /STUDIO.

Welcome to one of the region's most distinguished detached residential homes – This substantial and impeccably designed family home offers versatile living and extensive space, and is set within beautifully landscaped private grounds. Nestled within an exclusive and suburb near Morpeth, this superb residence is ideally suited for individuals seeking a refined and private lifestyle.

This truly unique modern property offers multiple reception rooms, an impressive open plan kitchen/dining and family space, private landscaped grounds and luxury features rarely available on the rental market.

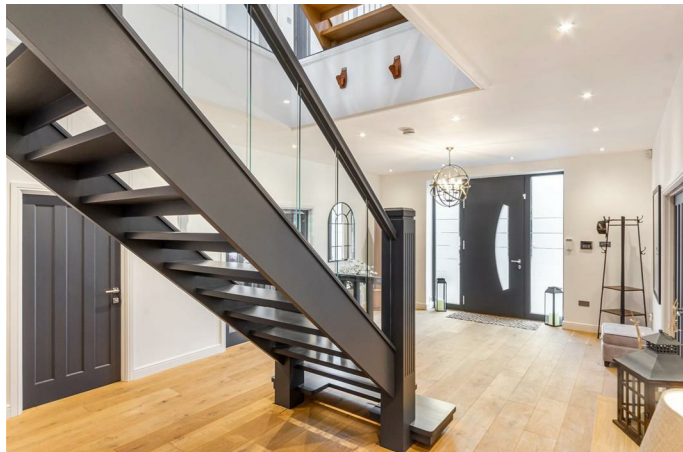
Set behind electronic entrance gates and placed on a secluded 0.8-acre plot, this wonderful detached home offers a luxury lifestyle of security, tranquillity, and distinction – all within easy reach of primary transport links and local amenities. For more information, or to arrange a viewing appointment please contact our team on 0191 236 8347



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You approach Brooklands via a secure sliding gate opens to an impressive private driveway with external lighting and a large triple garage. The reception hall features a grand staircase and high ceilings leading to a generous drawing room with a feature fireplace, while a separate reception room is positioned opposite. The impressive kitchen/family space is the heart of the home—complete with wraparound bi-fold doors, a striking U-shaped island with Aga and induction hob, walk-in pantry, two dishwashers, three ovens, a coffee machine, and Corian work surfaces that ensure plenty of space and facilities for entertaining.

A full utility room, boot room, laundry/drying room, and dedicated dog bath then leads to the generous triple garage, completing the functional areas of the ground floor. Above the garage sits a stylish, self-contained annexe with living space, a kitchenette, and a bathroom—ideal for guests, older children, staff, or working from home.

The luxurious indoor pool complex includes an electric pool cover, two shower rooms, and space to relax or entertain—opening directly onto the garden terrace. Outside, the rear entertaining area is ideal for entertaining guests, featuring a granite terrace, a wood-fired pizza oven, a covered log-burning seating area, a wine fridge, and a hot tub.

Upstairs, the master bedroom suite features a fitted dressing room, a luxury en-suite bathroom, and a private south-facing balcony which overlooks the gardens. Three further double bedrooms (two with en-suites and dressing rooms) sit on this floor, along with a multipurpose room that opens onto a decked roof terrace.

The second floor features a cinema/sports room with a separate home office, and three additional double bedrooms, each served by a Jack & Jill en-suite bathroom.

Tranwell Woods is one of Northumberland's most exclusive private communities—just minutes from the thriving market town of Morpeth, with excellent schools, independent shops, cafes, and direct trains to London & Edinburgh. The A1 is within easy reach for access into Newcastle, Durham and beyond.





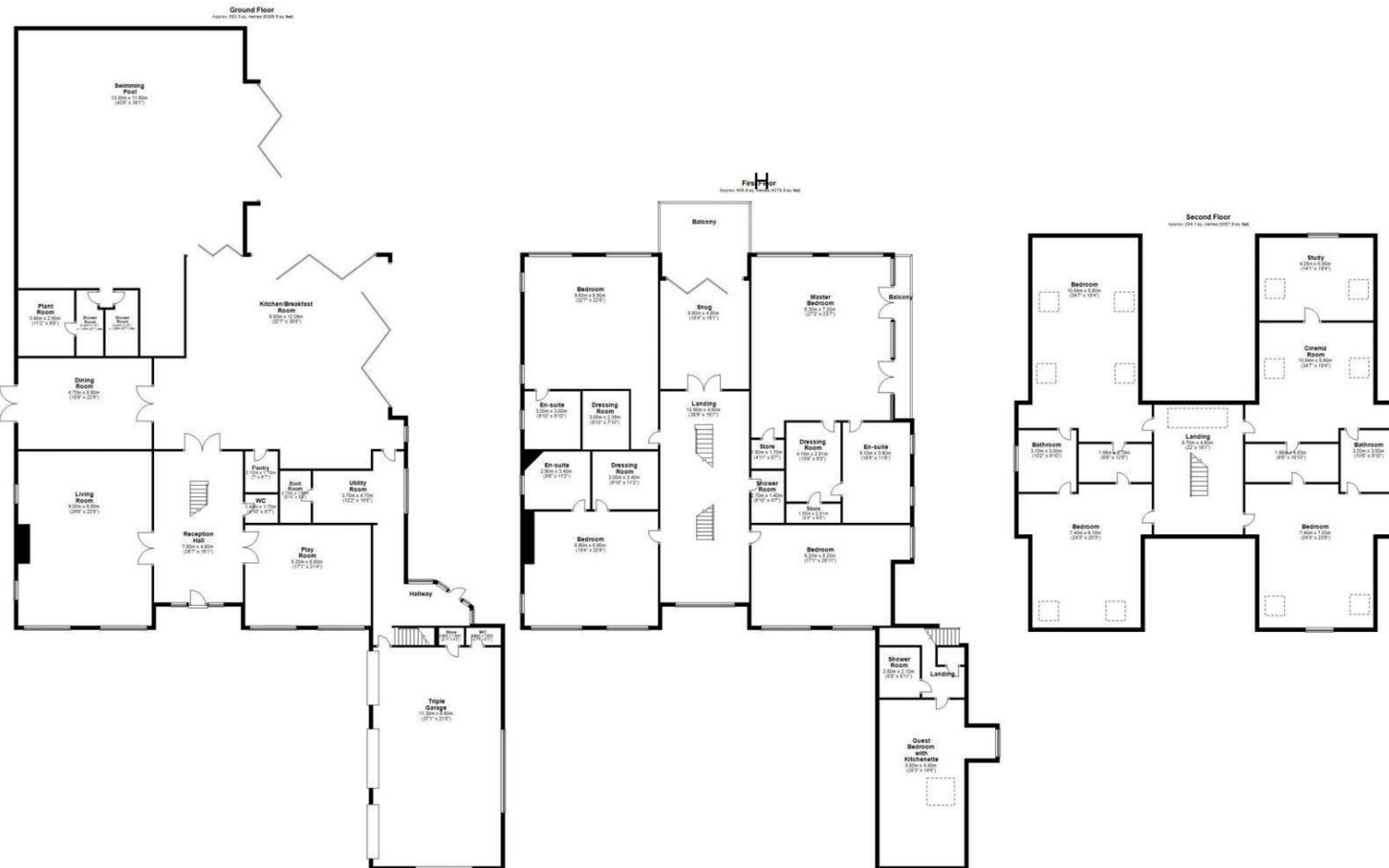
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TENURE :

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : B



Energy Efficiency Rating	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>88</p> <p>89</p>	
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 