



BRUNTON
RESIDENTIAL

STOBHILL FARM, MORPETH, NE61

Offers Over £1,100,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



BOASTING APPROXIMATELY 4000 SQ FT OF LIVING SPACE - FIVE BEDROOMS - PERIOD CHARM AND CHARACTER

The Grange House is an attractive, stone-built family residence that is perfectly positioned on the outskirts of the delightful market town of Morpeth. The property provides an imposing location and is thought to date back to the mid 1800's.

The property itself was purchased by the current family 20 years ago, where it has since been sympathetically extended to both the ground and second floors.

Boasting approximately 4,000 Sq ft of internal living space, the property is now placed over three floors with an abundance of period charm and character including tall ceilings, original wood panelling and working shutters.

The Grange House is perfectly placed at Stobhill Farm, which is located to the south and only 20 minutes' walk from central Morpeth, with its excellent array of shops, cafes, restaurants, amenities and outstanding local schooling.

Stobhill is also well placed to provide excellent access to Morpeth Railway Station offering excellent rail links into Newcastle City Centre and throughout the region.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: Lobby with original tiled flooring, leaded window and door leading into the main entrance hall. Entrance hall with staircase leading to the first floor.

To the right hand-side of the hallway is a generous reception room which is currently set out as a home cinema, with dual aspect windows and working shutters and a wall mounted gas fire. A further door leads through and into a beautiful drawing room, with original $\frac{3}{4}$ height wood panelling and again with dual aspect windows, original working fireplace and coving.

To the rear, is an impressive and extended kitchen/dining and family space, which offers a stylish, Bespoke Italian Schifini kitchen, with 'Miele' double ovens, induction hob and dishwasher. Double warming draws, Dekton worktops, 'Gaggenau' fridge freezer, plus a filter water boiling tap

The kitchen is open to the delightful family and dining space which enjoys lovely views over the gardens and a large, glazed rooflight with French doors leading out onto the terrace and gardens. To the rear of the dining area is a family/games area, which is a versatile space, and leads to a ground floor guest WC, home study and a generous utility room with tiled flooring.

The stairs then lead up to the first-floor landing with store cupboard, which gives access to three good sized bedrooms, of which two are generous in size and a good sized family bathroom with five-piece suite and tiled flooring.

Bedrooms one and two are both placed to southern side of the property, and enjoy wonderful open aspect views out over the gardens, surrounding greenery and neighbouring fields. Bedroom one offers fitted storage and access to a good sized en-suite bathroom, which is fully tiled with a three-piece suite, with bedroom two also benefitting from fitted wardrobes. The bedrooms and en-suite also have working window shutters.

Stairs then lead up to the extended second floor and provide access to two further double bedrooms, which are similar in size (and ideal for those with teenage children) with a separate family bathroom which again is fully tiled with a three-piece suite. Both bedrooms have bespoke wooden blinds fitted.

Externally, the property is tucked away from the outside world, and is set within a secluded and private position, providing a particularly desirable location for those wanting further privacy whilst not wanting to compromise on access to amenities.

The grounds and gardens extend to approximately 2 acres, which include extensive tiered and lawned formal gardens, large woodland with two timber bridges crossing The Catchburn (which runs through the bottom of the garden). There is also a raised and elevated entertaining terrace with paved patios, well stocked borders and a large, gravelled driveway providing secure off-street parking for multiple vehicles.

There is also a substantial, brick constructed double garage, with store providing further secure parking and storage.

Well-presented throughout, this superb period home simply demands an early inspection to fully realise the excellent position and viewings are strongly advised.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :
Morpeth/Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		58	70
England & Wales		EU Directive 2002/91/EC	

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