

# BRUNTON

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## RESIDENTIAL



**MOLESDEN, MORPETH, NE61**

Asking Price £789,995



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A beautifully presented four-bedroom semi-detached barn conversion, set in the picturesque semi rural hamlet of Molesden, Morpeth with open countryside views. The property has been thoughtfully modernised throughout while retaining its character and charm. The current owners have undertaken extensive improvements, including the installation of a new oil boiler and heating system, a bespoke staircase, new flooring, and replastered interiors. Additional upgrades include the creation of en suites, enhancing both comfort and functionality.

The home offers spacious, light-filled living areas with exposed beams, a contemporary farmhouse style kitchen with stone features, and a cosy yet refined atmosphere throughout. Outside, the property benefits from well-maintained gardens, ample parking and surrounding paddock views.

A particularly exciting feature is the recently approved planning permission (2025) to convert the existing timber building into a single residential dwelling, offering future development potential. Please see ref 25/00010/AGTRES and 25/01153/FUL With a plot size of circa 4.5 acres and accommodation of over 2300sq feet, this ideal family home offers versatile living options for those looking for a forever home.



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The entrance is through an impressive arched stone doorway framed by original barn architecture, leading into a welcoming hallway with natural light flooding through the original arched windows. The heart of the home is a stunning open-plan kitchen and dining area, featuring handcrafted cabinetry and with granite worktops, a central island, electric Aga. stone walls and arched windows create a striking blend of heritage and contemporary design, while the dining space overlooks the garden and is ideal for entertaining or relaxing.

A spacious living room offers a warm and inviting atmosphere, complete with a wood-burning stove and feature fireplace the perfect place to unwind. There's a second reception room with another stove and large arched window overlooking the garden, making it ideal as a family room or cosy retreat. The ground floor also includes a sauna, providing a luxurious wellness touch rarely found in countryside homes of this type.

Upstairs, the property continues to impress with its vaulted ceilings and exposed oak beams, giving a real sense of space and authenticity. The main living area is currently positioned on the first floor a unique design choice that maximises light and showcases the stunning countryside views through multiple windows. The principal bedroom suite is beautifully presented, with neutral décor, soft carpeting, and a stylish en suite shower room. There are three further bedrooms, each tastefully finished, alongside a contemporary family bathroom.

Outside, the property sits within generous, well-tended gardens bordered by mature trees and hedging, offering privacy and tranquillity. A gravel driveway provides ample parking and access to the detached double garage and a timber BBQ hut with power supply. Beyond the formal gardens lies an allotment area and open paddock of circa 2 acres compete with an agricultural building, perfect for those seeking space for animals, smallholding potential, or simply enjoying the outdoors. The further land has woodland of circa 2 acres with pathways and a pond area making it a haven for wildlife and ideal for enjoying the tranquillity of this location.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : F

EPC RATING : B

