

BRUNTON

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CLIFTON, MORPETH, NE61

Asking Price £750,000

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This delightful, stone-built barn conversion boasts nearly 3,000 Sq ft of internal living space and is perfectly placed within the desirable village of Clifton, Morpeth.

This well presented and detached home occupies a generous plot which is placed towards the edge of the village of Clifton. The original barn has been sympathetically converted into a substantial residential home which is tucked away and located only 2.5 miles from the beautiful and historic market town of Morpeth with its shops, amenities, outstanding local schooling and transport links.

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Morpeth offers a range of bars, restaurants and leisure facilities. Transport needs are catered for by local buses while the A1 trunk road provides excellent vehicle access throughout the region. Morpeth also has a mainline rail station on the east coastline to Edinburgh, Newcastle, and London. For commuters Newcastle City Centre and Newcastle International airport are both approx. 18 miles away

The internal accommodation comprises: Entrance porch, which leads into an internal hallway via a superb arched doorway. The hallway includes a bespoke Oak staircase with glass balustrades, which leads up to the first floor. The entrance hall then leads into a generous lounge, with dual aspect windows and a feature stone fireplace, two double glazed arched windows and doors leading out onto the front garden.

The hallway then leads through to an excellent, re-fitted kitchen and dining room, offering a generous range of bespoke wall and base units with granite work surfaces and upstands and a feature central island with cupboards, inset sink with monobloc tap and wine shelf, also benefitting from a free standing, seven burner 'Stoves' gas range with treble oven and two warming trays, a range of modern integrated appliances and ample room for a dining table, there is also a separate fitted utility room and a spacious garden room which is accessed from the kitchen.

The ground floor also gives access to two good sized double bedrooms, the principal suite offering a re-fitted en-suite shower room and another with a dressing room which enjoy the use of a further, re-fitted ground floor shower room with WC.

The stairs then lead up to the first floor where there are two further bedrooms, both with dressing rooms, and a 'Jack & Jill' shared en-suite bathroom with free standing bath and access to a first-floor laundry room. These rooms are extremely versatile and could also be utilised as a home study or as a teenager's annex.

Externally, the front of the property enjoys dwarf, stone wall surrounds with a five-bar entrance gate giving access to a large block paved driveway, providing secure off-street parking for up to four vehicles, leading to the first single garage and a small lawned area with well stocked borders, flower bed and a paved patio seating area.

To the side of the property there is an additional/second detached garage and further off-street parking for up to three vehicles, and a hard standing area which is ideal for storage of a motorhome, small boat, or caravan.

The rear garden offers a good level of privacy and spans around two sides of the house, mostly laid to lawn with flower and shrub borders, mature trees and hedgerow boundaries, an enclosed patio area with purpose built BBQ outside the garden room and a further landscaped patio area with inset flower beds and timber pergola leads to a timber constructed summerhouse/bar which is ideal for 'al fresco' entertaining with an outside WC.

Well presented throughout, with, plantation shutters, gas central heating, pressurised hot water system and triple-glazed windows, this superb stone-built home simply demands an early inspection.



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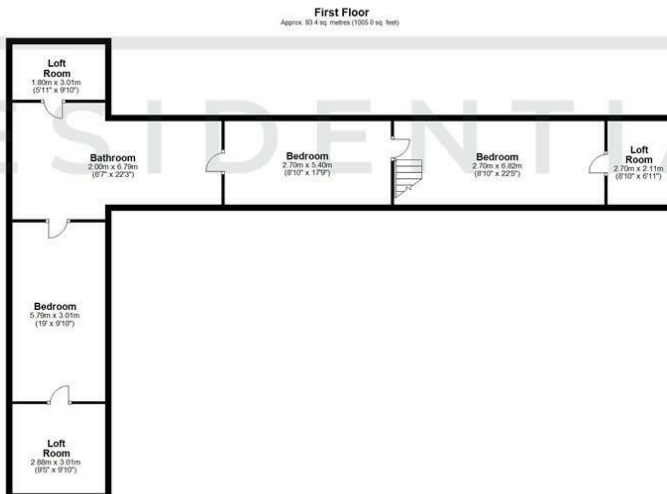
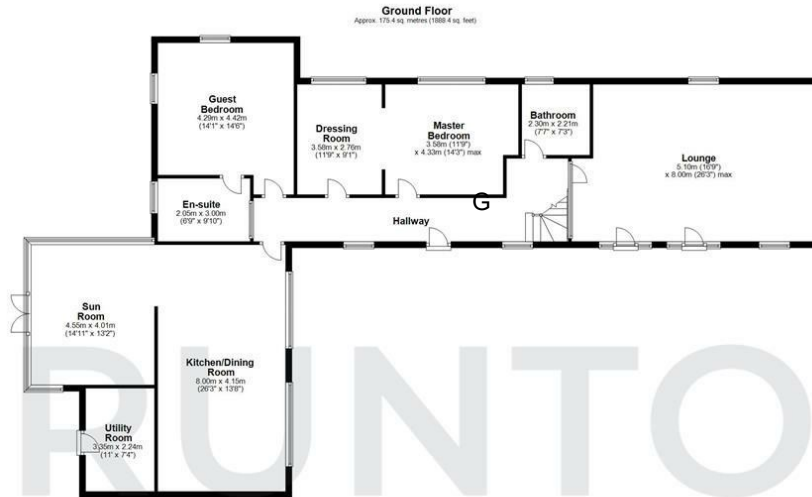
TENURE : Freehold

LOCAL AUTHORITY : Morpeth CC

COUNCIL TAX BAND : G

EPC RATING : D

SERVICES :



Total area: approx. 268.8 sq. metres (2893.4 sq. feet)
 All measurements are approximate and are for illustration only.
 Plan produced using Planity.



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			
		68	75
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	