

# SIGNATURE

## NORTH EAST

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 , Morpeth NE65 7YA



**Guide Price £900,000**

## Morpeth NE65 7YA

Signature North East proudly presents this stunning detached house, nestled in the charming village of Rothbury, Morpeth—a true gem waiting to be discovered. This impressive property boasts 5 reception rooms, providing ample space for entertaining guests or relaxing with loved ones. Rothbury, a peaceful and picturesque market town at the heart of Northumberland's countryside, is known for its natural beauty, historic attractions like Craggside House, and opportunities for scenic walks and outdoor exploration. You'll have easy access to local amenities and schools.

From the moment you step inside, you are greeted by a sense of grandeur and elegance that is sure to impress even the most discerning buyer. The property's classic architecture is complemented by modern amenities, creating a perfect blend of old-world charm and contemporary convenience.

The property spans three floors. On the ground floor, you will find a sitting room, a living room, a dining room, and an office. The kitchen, with its plethora of wall and base units, includes an informal dining area perfect for daily meals. The island is the centrepiece, adding extra counter space for meal prep and additional storage. Outdoor access is easy with sliding doors in the dining area and an external door in the kitchen. A utility room and a WC complete the ground floor.

The first floor features six well-appointed double bedrooms, all with en-suite bathrooms, along with a lounge area. The second floor offers an additional six well-appointed bedrooms—three with en-suite bathrooms and three sharing a family bathroom. The views from every window are breath-taking.

Outside, this property offers a wealth of greenery spanning on a 1.3 acres. The grounds include planning permission to build a 4-bedroom house and a double garage. This traditional Edwardian house also provides a parking area for up to 10 cars.

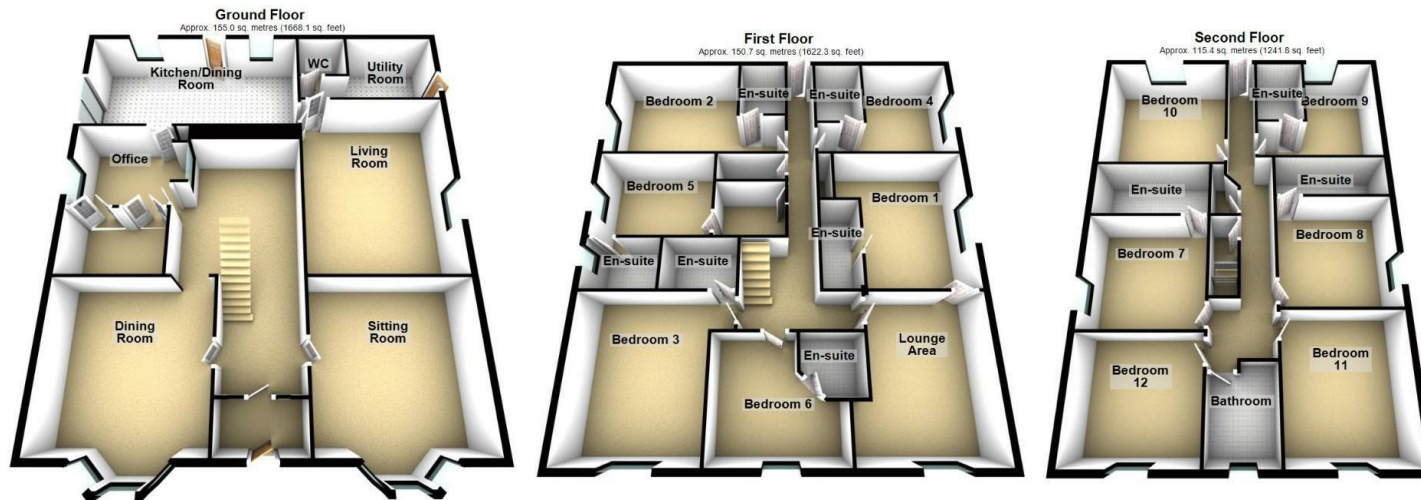
This is a rare opportunity to own a piece of Northumberland's heritage, perfectly combining timeless elegance with modern living in a tranquil and picturesque setting. Currently operating as a guest house, this property provides an exceptional chance to either continue the business or transform it into a stunning home.

Give Signature North East a call today and book your viewing



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 421.1 sq. metres (4532.3 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- Living Room  
19'7" x 14'11"
- Sitting Room  
14'11" x 14'11"
- Dining Room  
14'11" x 14'10"
- Kitchen / Dining Room  
22'11" x 11'6"
- Office  
11'6" x 9'2"
- Utility Room  
14'11" x 8'2"
- Bedroom One  
15'1" x 15'02'7"
- Lounge Area  
14'11" x 12'11"
- En Suite  
9'2" x 3'10"
- Bedroom Two  
22'10" x 11'9"
- En Suite  
6'9" x 5'0"
- Bedroom Three  
14'11" x 14'10"
- En Suite  
7'3" x 5'2"
- Bedroom Four  
15'1" x 11'9"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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