



## The Kennelman's House Rivergreen Kennels, Morpeth

£995,000 Freehold

Grade 2 Listed • Stone Built • Four Double Bedrooms • Generous Plot Size • Five Acres of Land • Detached Annex • Versatile Living • Countryside Views



Northumberland  
Properties





A beautifully designed four-bedroom stone-built residence situated within the peaceful and picturesque countryside of Northumberland with stunning views over the Wansbeck Valley and just a short drive from Morpeth Town.

The property features two reception rooms, both exuding warmth and character. Each room is anchored by a beautiful feature fireplace. Accessed from the entrance hall, this reception room offers a cosy space for relaxation, complete with stunning views of the surrounding countryside. Further into the property, just off the kitchen, you'll find a large living area with a vaulted ceiling and exposed beams, adding a sense of spaciousness and charm. This room opens onto a private courtyard, creating the perfect setting for a secluded garden retreat.



At the heart of the home lies a stunning high-spec kitchen, thoughtfully extended with elegant arch detailing. This expansive kitchen flows into an additional dining or living space, overlooking the well-maintained private courtyard and landscaped gardens.

Two of the four doubles bedrooms are conveniently located on the ground floor, making this home ideal for those seeking single-level living. These bedrooms are served by a stylish family bathroom, while the upper floor hosts two generously sized bedrooms, each with its own modern ensuite bathroom, the primary also benefiting from a separate dressing room.





The outdoor areas are equally impressive. A large, private courtyard provides a serene setting for entertaining, gardening, or simply unwinding in the beauty of the Northumberland countryside.

A charming detached annex located in the grounds adds even more flexibility to the property. Whether you envision a home office, personal gym, artist's studio, or guest accommodation, this annex offers endless possibilities, adapting to suit your lifestyle needs.

The plot also includes a structure previously used for kennels, currently used for storage, this could be repurposed for hobbies or workshops. A detached double garage provides ample parking and additional storage space.

The property's five acres of land offer abundant opportunities, from open space for recreational activities or equestrian pursuits. This land has also been identified as having the potential for biodiversity net gain, which can be maintained and cultivated to generate an income.

While The Kennelman's House is situated in the beautiful Northumberland countryside, it benefits from being just a short drive away from the thriving market town of Morpeth. Here, you'll find a variety of amenities, including shops, restaurants, and highly rated schools. Morpeth Train station and its proximity to the A1 provide excellent transport links.

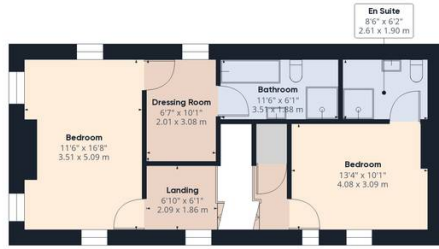
With its expansive grounds, stunning views, and versatile living spaces, The Kennelman's House at Rivergreen Kennels is an exceptional must-see property.





First Floor Building 1

Approximate total area<sup>(1)</sup>  
 3144.56 ft<sup>2</sup>  
 292.14 m<sup>2</sup>



Floor 1 Building 1



First Floor Building 2



First Floor Building 3

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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First Floor Building 1

Approximate total area<sup>(1)</sup>  
 1855.37 ft<sup>2</sup>  
 172.37 m<sup>2</sup>

(1) Excluding balconies and terraces

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