

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

TRANWELL COURT MORPETH NE61 6PG



- Spacious Barn Conversion
- Three Bedrooms & Two Reception Rooms
- Garage & Gardens
- Council Tax Band: E
- Services: Mains Electric & Water, Heating - Gas LPG, Drainage & Sewerage - Septic Tank

- Ground Floor Accommodation
- Ensuite To Master Bedroom
- EPC: E
- Tenure: Share Of Freehold

Offers Over £450,000

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A beautifully presented, single-storey barn conversion situated in the exclusive and highly sought-after Tranwell Court, on the outskirts of Morpeth. Enjoying a peaceful semi-rural setting, the property is perfectly placed for easy access to Morpeth town centre and its excellent range of amenities including shops, restaurants, cafes, pubs, leisure facilities, highly regarded schools, and the mainline train station. The nearby A1 also offers convenient commuting links to Newcastle and beyond.

The property offers generous, flexible living accommodation and, while currently configured as three bedrooms and two reception rooms, could easily function as a spacious four-bedroom home.

The accommodation briefly comprises: entrance hallway, a well-equipped kitchen/diner, separate dining room (or potential fourth bedroom), an impressive main living room with an lpg stove, a master bedroom with en-suite shower room, two further double bedrooms, and a stylish shower room/WC.

Externally, the property enjoys two garden areas, one of which provides a good degree of privacy, as well as a garage and off-street parking.

This charming home offers the perfect blend of rural tranquillity and modern convenience, making it a rare opportunity in a prime location.

ENTRANCE HALL

A naturally light entrance hall providing access to all accommodation, radiators and double glazed windows along with an internal door that separates the living and bedroom areas.



ADDITIONAL IMAGE



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KITCHEN DINER

12'0" x 17'0" (3.66 x 5.19)

A generous space with a range of fitted wall and base units with work tops and a sink drainer unit with mixer tap, a range cooker with extractor hood and a dishwasher. Double glazed windows and a radiator.



ADDITIONAL IMAGE



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



LOUNGE

17'6" x 18'10" into alcoves (5.35 x 5.76 into alcoves)

A very spacious main reception room, retaining a cosy feel with a lpg stove in an inglenook fireplace, double glazed windows to front and rear and radiators.



ADDITIONAL IMAGE



TRANWELL COURT MORPETH NE61 6PG

ADDITIONAL IMAGE



DINING ROOM/4TH BEDROOM

13'3" x 10'4" (4.04 x 3.15)

A versatile room, originally designed as a dining room, being next to the kitchen, but it is currently utilised as an office and would make an equally useful, fourth double bedroom. Double glazed window, radiator.



MASTER BEDROOM

13'3" x 10'11" (4.04 x 3.34)

A spacious double bedroom with a double glazed window, radiator and access to the loft.



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ENSUITE SHOWER ROOM/WC

Fitted with a wc, wash hand basin and a mains shower in cubicle. Extractor fan and radiator.



ADDITIONAL IMAGE



BEDROOM TWO

13'2" x 13'6" max (4.03 x 4.12 max)

A very pleasant guest bedroom with double glazed window, radiator and ample room for storage (furniture is freestanding).



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ADDITIONAL IMAGE



BEDROOM THREE

12'9" x 10'10" (3.91 x 3.31)

Double glazed window, radiator.



SHOWER ROOM/WC

Fitted with a wc, wash hand basin and easy to access walk in shower with glass shower screen. Double glazed window, radiator and extractor fan.



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ADDITIONAL IMAGE



EXTERNALLY

The property has two areas of well maintained gardens, the larger lawned area is open to the attractive courtyard with communal grounds and access to the garages.

The second area is a smaller lawned garden with patio area sitting area, enclosed with plants and shrubs offering a degree of privacy if desired.



ADDITIONAL IMAGE



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ADDITIONAL IMAGE



ADDITIONAL IMAGE

This plan is for illustrative purposes only.



GARAGE

A single garage in a nearby block.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information, but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply -Mains
Water Supply - Mains
Sewerage - Septic Tank
Heating - Gas LPG

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker June 2025).
Broadband Type Highest available download speed Highest available upload speed Availability
Standard 4 mbps 0.6mbps Good
Superfast 80 mbps 20 mbps Good
Ultrafast 1800 mbps 220 mbps Good
Mobile & Data - Limited with EE, Vodafone & O2. Not available with Three (Ofcom Broadband & Mobile Checker June 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2036 & 2069 - Very Low Risk - (Gov.uk Flood Risk Checker June 2025).
Surface Water Yearly Chance of Flooding - Very Low Risk - Yearly Chance of Flooding 2040 & 2060 – Very Low Risk - (Gov.uk Flood Risk Checker June 2025).

Planning Permission - There is currently one active planning permissions for Tranwell Court. For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?activeTab=relatedCases&keyVal=S10ZEAQS0MK00>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

TENURE & COUNCIL TAX BAND

Purchasers must ask their legal advisor to confirm the Tenure.

The property is part of an exclusive development of just seven homes, each holding a share of the freehold. It is offered on a 999-year lease with approximately 975 years remaining. There is no ground rent payable, and the annual service charge for 2025 - 2026 is £550.

Council Tax Band: E (Source gov.uk Checked June 2025).

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

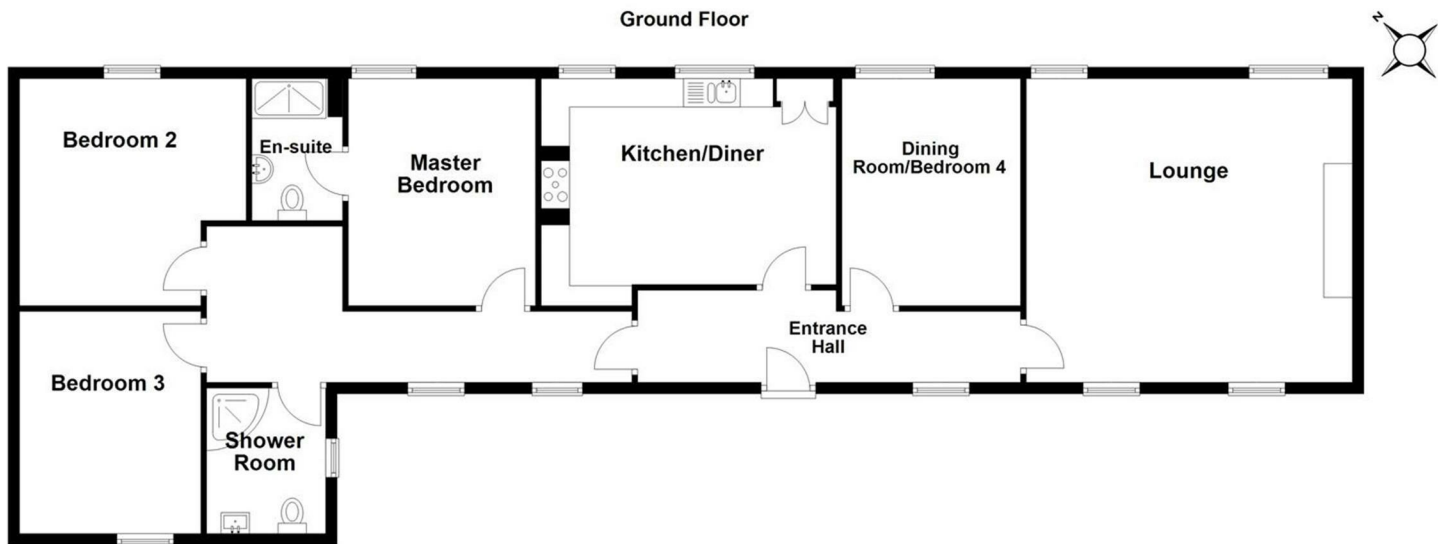
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

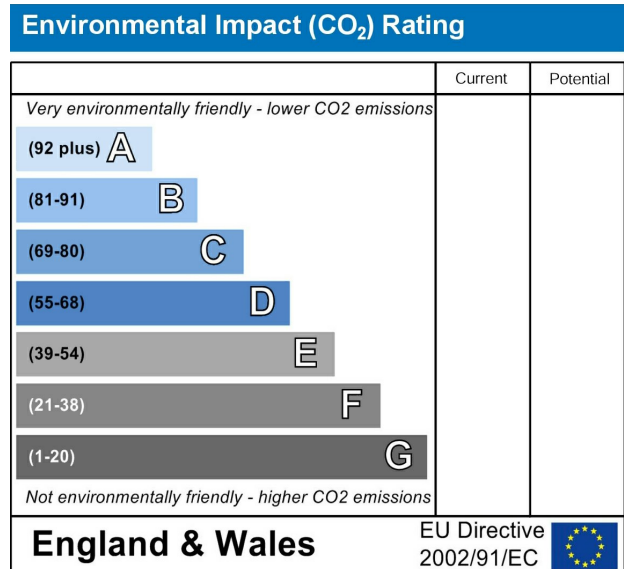
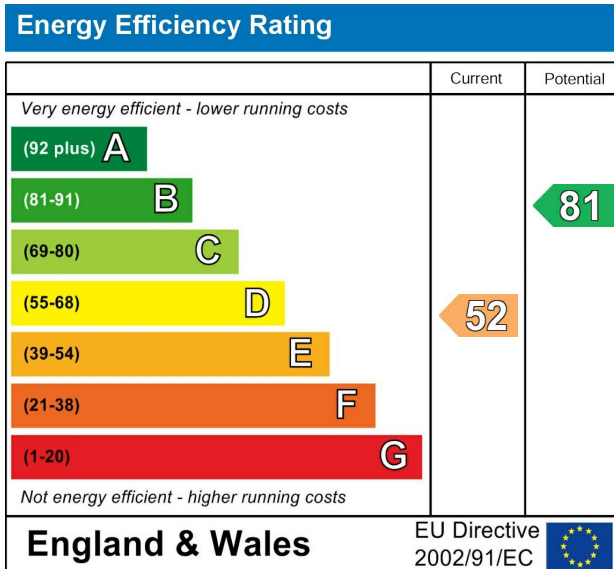
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BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Total area: approx. 140.6 sq. metres (1513.7 sq. feet)
Tranwell Court



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com