

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

WANSBECK PLACE MORPETH NE61 1RF



- Stone Built Mid Terrace Home
- Four Bedrooms & Two Reception Rooms
- Downstairs W.C. & Utility Room
- Tenure: Freehold
- EPC: Exempt

- Grade II Listed
- Over Three Floors
- Rear Yard
- Council Tax Band: D
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

Offers In The Region Of £440,000

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This charming Grade II listed stone-built family home is full of character and ideally positioned just a short walk from Morpeth town centre. Set over three floors, the property offers generous accommodation and a wonderful blend of period charm and modern convenience.

On entering, you are welcomed by a light and airy hallway leading to the main living areas. The lounge, located at the front, is a bright and spacious reception room with a sash window, while the dining room to the rear offers another versatile living space with access to the courtyard. The kitchen is a standout feature, boasting a vaulted beamed ceiling with skylight, two further windows, and a range of wall and base units with coordinating work surfaces. Integrated appliances include fridges, dishwasher, gas hob, double oven and extractor hood. From here, a rear hallway leads to a downstairs W.C. and a separate utility room with additional storage and plumbing for a washing machine.

To the first floor, there are two excellent-sized double bedrooms, one overlooking the rear and the other to the front with a feature fireplace, currently used as a study. A modern family bathroom serves this floor with shower cubicle, panelled bath, wash hand basin, W.C. and heated towel rail.

The second floor hosts a generous master bedroom suite with sash window and an en-suite bathroom complete with shower cubicle, bath, wash hand basin and W.C. A further bedroom set within the eaves overlooks the rear, offering flexibility as a bedroom, office or hobby room.

Externally, the home enjoys a low-maintenance paved courtyard with mature shrubs and 1 off-street parking space is available to the rear. The property also backs onto the local middle school playing fields, giving a sense of open outlook.

Ideally located, Wansbeck Place is just a short stroll from Morpeth's vibrant town centre, offering excellent shopping, cafés, restaurants and leisure facilities, along with award-winning parks and riverside walks.

ENTRANCE HALLWAY



LOUNGE

15'10" x 15'2" (4.84 x 4.63)

The main reception room, beautifully bright and spacious, positioned at the front of the property with a sash window flooding the room with natural light.



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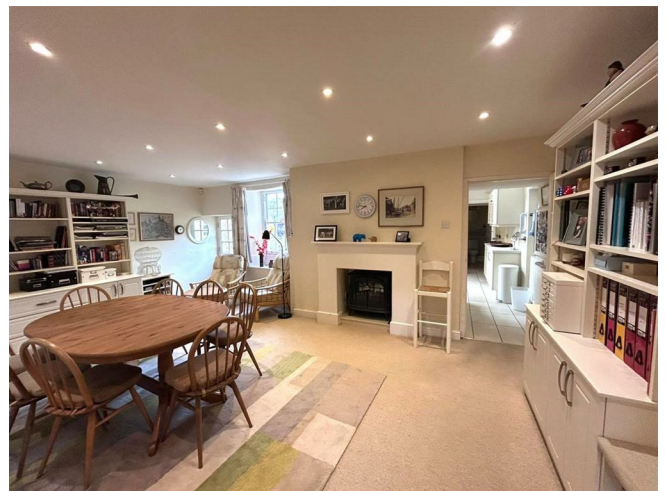
ADDITIONAL IMAGE



DINING ROOM

12'9" x 19'11" (3.91 x 6.09)

A second versatile reception room overlooking the rear courtyard, with direct access outside and into the kitchen.



ADDITIONAL IMAGE



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KITCHEN

15'7" x 10'11" (4.76 x 3.35)

A real feature of the home, with a vaulted beamed ceiling and skylight adding character and charm. The kitchen offers an excellent range of wall and base units with coordinating work surfaces, integrated appliances including two fridges, dishwasher, gas hob, double oven and extractor hood. From here, you have access to the rear hallway, downstairs W.C. and a separate utility room.



ADDITIONAL IMAGE



UTILITY ROOM

With additional storage, sink, and plumbing for a washing machine, and a door to the rear yard.



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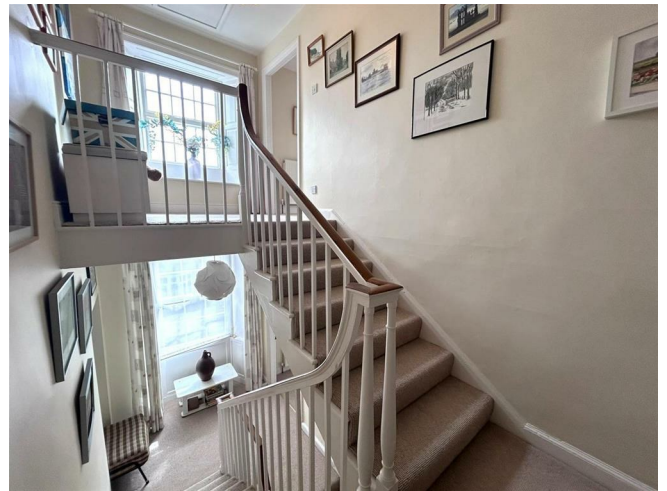
GROUND FLOOR W.C.

The property also benefits from a convenient downstairs W.C., accessed via the rear hallway. Finished in a neutral style, it features a low level W.C. and wash hand basin, providing a practical addition for both family living and visiting guests.



FIRST FLOOR LANDING

To the first floor, a large landing with a beautiful bay sash window leads to two double bedrooms and the family bathroom.



BEDROOM TWO

15'2" x 15'11" (4.63 x 4.87)

The second bedroom is another excellent double room positioned to the front of the property, featuring a traditional sash bay window that floods the room with natural light. This room also showcases a charming feature fireplace, adding to the character and period appeal of the home.



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BEDROOM THREE

13'8" x 12'5" (4.17 x 3.80)

The third bedroom is a generous double room overlooking the rear of the property, filled with natural light from a traditional sash window. Tastefully presented, it also benefits from fitted cupboards and shelves, providing excellent storage while maintaining a spacious and uncluttered feel.



FAMILY BATHROOM/W.C.

A family bathroom complete with shower cubicle, panelled bath, wash hand basin, low level W.C., heated towel rail and stylish tiled walls and flooring.



SECOND FLOOR LANDING

The staircase continues to the second floor, where you'll find the master suite with ensuite and the fourth bedroom.



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MASTER BEDROOM

15'7" x 14'0" (4.75 x 4.28)

The master bedroom, located on the second floor, is a truly impressive space. A traditional sash window to the front elevation floods the room with natural light, while a beautiful feature fireplace adds period charm. The room is exceptionally well-planned with ample fitted wardrobes and matching bedside tables, offering both style and practicality. From here, a few steps lead down into the generous en-suite bathroom, creating a private and luxurious retreat within the home.



ADDITIONAL IMAGE



ENSUITE

The master en-suite is a spacious and well-appointed bathroom, featuring a separate shower cubicle, panelled bath, wash hand basin and low level W.C. Finished with tiled walls and flooring, it combines modern convenience with a clean, timeless style. Positioned just a few steps down from the master bedroom.



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BEDROOM FOUR

11'5" x 8'10" (3.49 x 2.71)

The fourth bedroom, set within the eaves, is a versatile and inviting space with a rear-facing window that brings in natural light. Well-proportioned and thoughtfully designed, it offers ample storage alongside plenty of room for use as a bedroom, home office, or hobby room, making it a flexible addition to the home.



FRONT OF THE PROPERTY



REAR OF THE PROPERTY



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ADDITIONAL IMAGE



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.

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 - Mains

Heating - Mains Gas

Broadband Available - Yes - (Ofcom Broadband & Mobile Checker September 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 18 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Mobile & Data - Limited with Three. Likely with EE, O2, & Vodafone (Ofcom Broadband & Mobile Checker September 2025).

Flood Risk - Rivers & Sea Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2036 & 2069 - Medium Risk - (Gov.uk Flood Risk Checker September 2025).

Surface Water Yearly Chance of Flooding - Low Risk - Yearly Chance of Flooding 2040 & 2060 – Low Risk - (Gov.uk Flood Risk Checker September 2025).

Planning Permission - There is currently no active planning permissions for Wansbeck Place. For more information please visit: <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked September 2025).

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.

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TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

Council Tax Band: D (Source gov.uk checked September 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

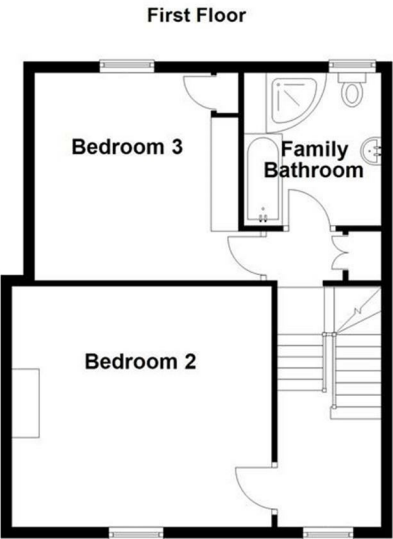
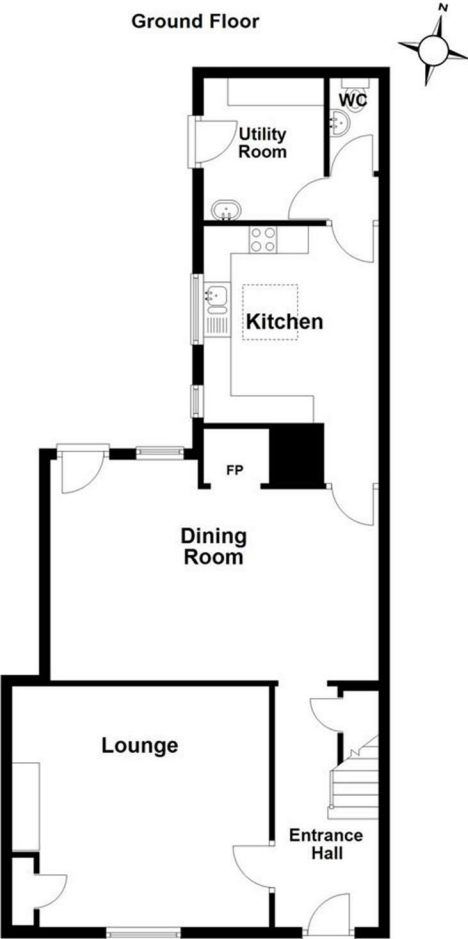
If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533



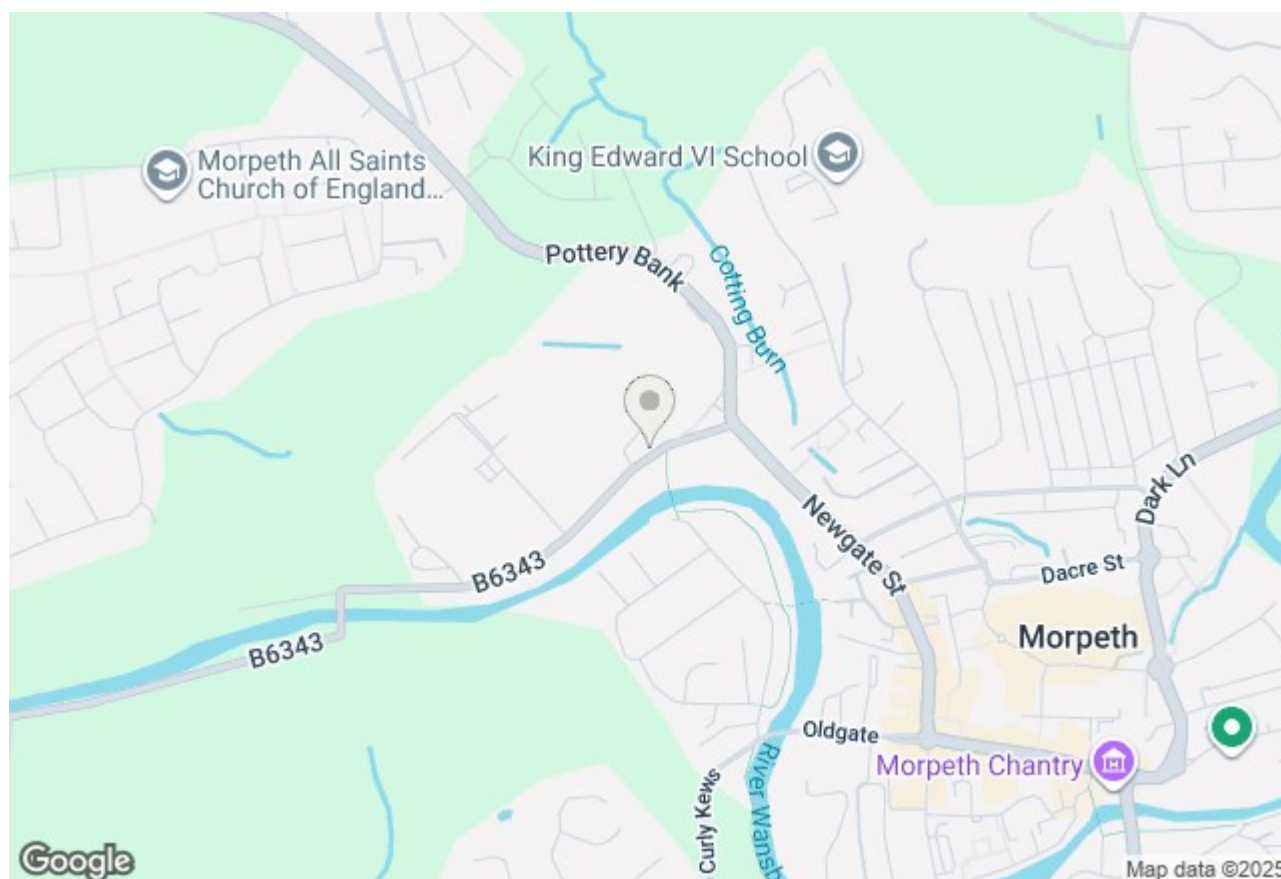
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Total area: approx. 178.2 sq. metres (1918.0 sq. feet)
Wansbeck Place, Morpeth

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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