



The Limes | Morpeth | NE61 6HA

Offers Over £530,000

ROOK
MATTHEWS
SAYER

**4****3****2****Stunning Detached Family Home****Magnificent Views****Four Bedrooms****Beautiful Mature Garden****Ever-Desirable Location****Private Driveway plus Double Garage****Large Sun Room****Freehold****For any more information regarding the property please contact us today**

Situated in the sought-after area of Stannington on a private plot with stunning views, this detached four-bedroom family home is nestled in a peaceful residential cul-de-sac. Inside, it features high-end fixtures and fittings throughout, with an enclosed private garden.

Stannington itself is a quaint little village, with very easy access to the bustling town centre of Morpeth, where you will find an array of local bars, restaurants, shopping and river walks to choose from. With Cramlington being only a 10-minute drive away and Newcastle City Centre a 15-minute drive away, the village of Stannington is perfectly situated for commuters. In addition, there is a first school and a traditional pub, both within walking distance of the property. Stannington village is within the catchment area for all Morpeth schools.

The property briefly comprises:

On the lower floor, the entrance porch leads into a generous hallway with oak hardwood flooring extending into the kitchen diner and the lounge. The lounge is a substantial size and has a built-in wall-to-wall bookcase. It benefits further from magnificent views over the countryside and garden, which can be accessed via the double patio doors. In addition, the lounge further benefits from a working open fire, which is the focal point of the room and will be cosy on winter nights. The open-plan kitchen diner is a great space for families, with ample space for your dining table and chairs. The high-spec kitchen has a range of gloss wall and base units, offering an abundance of storage and comes with a built-in breakfast bar. Appliances include a dishwasher and a double oven. The kitchen leads seamlessly into the impressive sunroom located to the rear of the property, and offering the most spectacular views of the countryside. The sunroom is really one of a kind, fitted with fantastic floor-to-ceiling windows and leading directly onto a south-west facing hardwood decked area, which is the perfect place to sit in the summer with a glass of wine to watch the sun go down. You further benefit from a separate utility room, with space for a washing machine and a tumble dryer. The utility room has its own shower and offers direct access to the garage and to the garden. The kitchen, sunroom and utility room all benefit from underfloor heating, each with its own separate zone. There is also a handy cloakroom and downstairs W.C, plus shower.

On the upper floor of the accommodation, there are four good sized bedrooms, three doubles and one single. All offering excellent storage and have been carpeted throughout and finished with a light décor. You further benefit from a separate office space, which also offers views of the vast countryside. The main family bathroom has been fitted with W.C, hand basin, bath tub and separate shower.

Externally, the property has a private driveway which can accommodate at least two cars and a one and a half car garage. To the rear there is a stunning mature garden, with established beech hedges. The garden will suit someone who enjoys outdoor living. There is a generously sized garden shed built into the corner of the plot ideal for garden machinery and general storage.

The property benefits further from access to an adjacent shared grass common field exclusively for residents of The Limes, accessed at the bottom of the garden through a small gate.

Early viewings are highly recommended to appreciate the space on offer.

MEASUREMENTS

Porch: 4'71 x 4'70 (1.43m x 1.43 Max Points)
Lounge: 22'93 x 12.93 Max Points (6.93m x 3.89m Max Points)
Kitchen: 14'79 x 9'71 Max Points (4.45m x 2.92m Max Points)
Dining Room: 19'21 x 9'72 (5.84m x 2.92m)
Sun Room: 22'76 x 12'48 Max Points (6.88m x 3.76m Max Points)
Utility Room: 5'26 x 16'49 (1.57m x 4.98m)
Cloakroom: 4'13 x 4'71 (1.24m x 1.43m)
W.C: 5'26 x 4'71 (1.57m x 1.43m)
Bedroom One: 12'78 x 13'07 (3.84m x 4.15m)
Bedroom Two: 12'23 x 15'27 Max Points (3.71m x 4.62m Max Points)
Bedroom Three: 9'31 x 13'04 (2.82m x 4.06m)
Bedroom Four: 8'60 x 8'01 Max Points (2.59m x 2.46m Max Points)
Office: 11'07 x 4'27 (3.53m x 1.24m)
Bathroom: 12'17 x 6'48 (3.68m x 1.93m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Central Gas
Broadband: Fibre to Cabinet
Mobile Signal / Coverage Blackspot: No
Parking: Private Driveway and Garage

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

EPC Rating: E
Council Tax Band: E

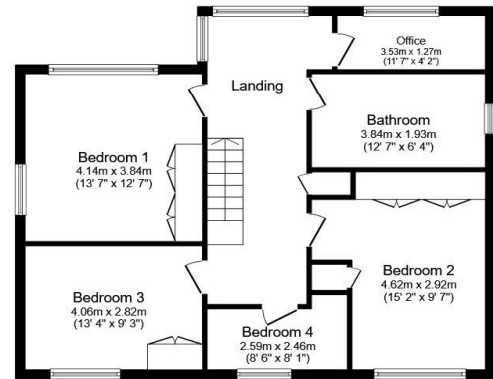
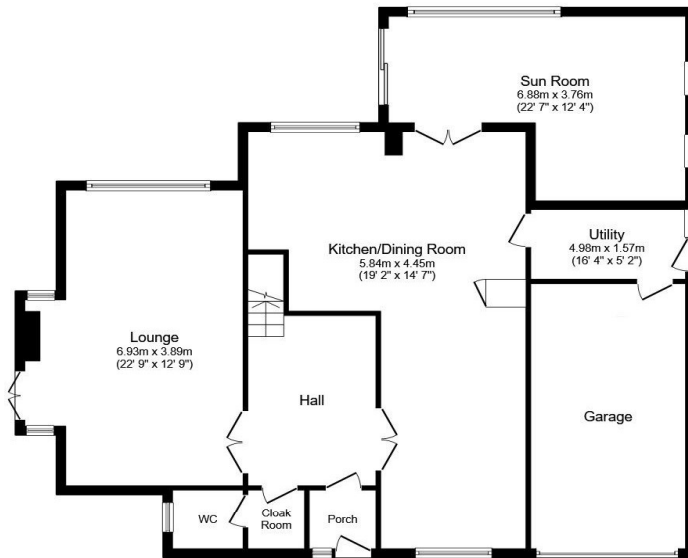
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T: 01670 511 711

morpeth@rmsestateagents.co.uk

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Total floor area: 222.5 sq.m. (2,395 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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