

Rowantree House

BURGHAM PARK | FELTON | NORTHUMBERLAND



FINEST
PROPERTIES



An impressive modern luxury home with
substantial mature gardens and pond,
in an exclusive development

Longhorsley 2.4 miles | Felton 3.9 miles | Morpeth 9.1 miles | Alnwick 12.0 miles
Newcastle International Airport 20.9 miles | Newcastle City Centre 25.3 miles





Accommodation in Brief

Ground Floor

Porch | Entrance Hall | Drawing Room | Garden Room | Dining Room
Cloakroom/WC | Study | Kitchen | Breakfast Room | Utility Room | WC
Hall | Sitting Room | Conservatory | Gym | Bathroom

First Floor

Principal Bedroom with Dressing Room & En-suite Bathroom
Bedroom with En-suite Shower Room | Bedroom with En-suite Bathroom
Two Further Bedrooms | Bathroom

Externally

Driveway & Parking | Integral Double Garage | Lawns
Gravel & Patio Areas | Veranda | Pond | Rear Gate







The Property

Rowantree House occupies a generous plot in an exclusive modern development, comprising select luxury properties nestled in the parkland of a Northumberland golf club. Magnificent open countryside stretches away beyond, yet the location is convenient for access to amenities and for commuting to local and regional centres. The whole house is maintained and beautifully presented with expansive and versatile accommodation to suit all living requirements and the property occupies generous mature gardens with lawns and seating areas to enjoy al fresco dining and entertaining, alongside a wonderful tiered pond.



Glazed double doors from the porch open into the grand entrance hall with tiled flooring and doors radiating off to the ground floor reception rooms. A light, elegant drawing room with triple windows and an ornate fireplace create a striking yet homely atmosphere to relax in. Off the drawing room, a bright garden room is a wonderful place to sit to enjoy uninterrupted garden views. An external door allows direct access to the garden and an internal door leads round to the dining room, similar to the drawing room with a wall of windows, including a glazed door into the garden, and elegant décor, providing space for at least ten diners. Also off the entrance hall is a convenient downstairs cloakroom and WC, a spacious dual aspect room, currently utilised as a study and the kitchen.

The kitchen features an impressive range of wall and floor units in a traditional style alongside a range cooker, integrated microwave, coffee machine and fridge/freezer, and a large island bench. A door from the kitchen leads into a breakfast room. From the breakfast room there is also an entrance into the integral double garage and a utility room with WC. A hall with double doors out onto a veranda provides access to a family sitting room with access to the large conservatory, and a gym with an en-suite bathroom and separate shower. This wing of the house in particular offers huge flexibility of use and the rooms can be set up to suit the new owner's bespoke requirements; snug, play room, cinema room, ground floor bedroom etc.

The principal bedroom on the first floor boasts a separate dressing room and a luxurious contemporary en-suite bathroom with modern free-standing bath, double sinks and a double walk-in shower. Two very pleasant bedrooms also have en-suites, one with a shower and one with a bath with shower attachment. Across the vast landing, with space for a seating area or a piano, are two further bedrooms, one with plenty of built-in wardrobes, which share a very well-appointed bathroom with bath and separate shower plus a bidet.



Externally

Rowantree House is approached via a grand gated entrance onto a paved driveway. The driveway leads round to the attached double garage and an abundance of parking space. To the rear of the house, the gardens with lawns and mature trees and shrubs, surround a delightful tiered pond and a large patio area and sheltered veranda offer multiple places to relax in the sun or to dine outside. The garden is private and not overlooked. There is also a gate to access the rear garden independently.

In all the property extends to around 0.69 acres.





Local Information

Burgham Park is an exclusive modern development situated between Alnwick and Morpeth. A private road leads to the development through the parkland of Burgham Park Golf Club.

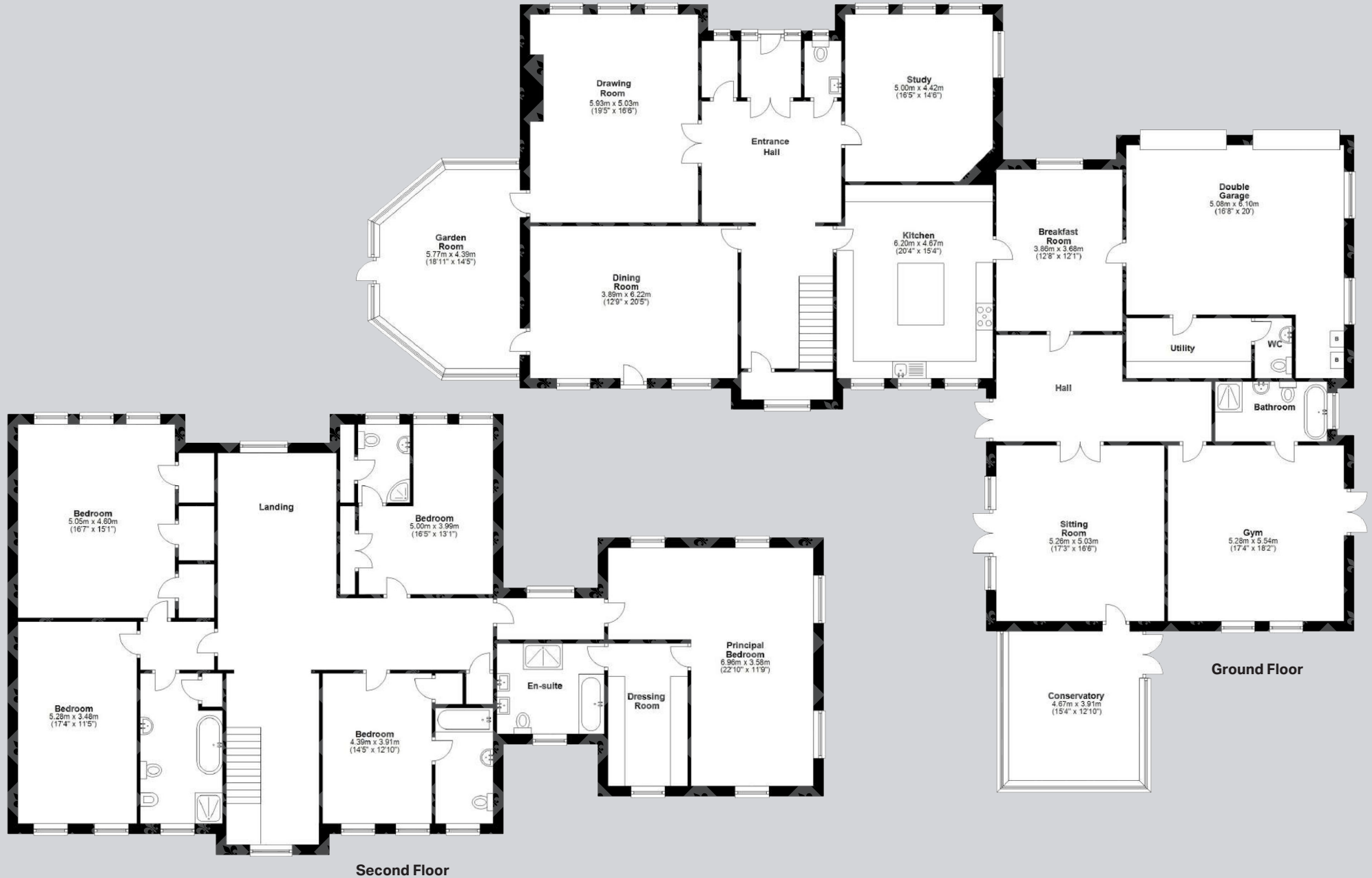
The nearby village of Longhorsley offers a good range of day-to-day amenities with a village shop, pub, village hall, church, play area and village green. A short distance away, Felton has a village shop and post office, coffee shop with artisan bakery, country pub with restaurant, art gallery, an active village hall and doctors surgery.

The beautiful surrounding countryside is ideal for the outdoor enthusiast and offers excellent walks, fishing on the River Coquet together with a number of golf courses. In addition, the country house hotel, Linden Hall, offers spa membership with swimming pool, gym and regular exercise classes. The market towns of Morpeth and Alnwick provide a wider range of local retail, professional, health and leisure facilities. Newcastle is also within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

For schooling, there is a First School in Felton together with a selection of other primary schools in the surrounding villages of Longhorsley, Tritlington and Swarland, while secondary schooling is offered in Alnwick or Morpeth with transport provided by the County Council. In addition, Longridge Towers just outside Berwick-upon-Tweed provides independent day and boarding from 3-18 years, Mowden Hall Preparatory School near Corbridge provides private education from nursery to 13 years and there is a choice of private day schools in Newcastle and Morpeth.

For the commuter, the A1 provides excellent access to Newcastle in the south and north to Scotland. There are rail stations at Morpeth and Alnwick which provide regular main line east coast services. Newcastle International Airport is also within easy reach.

Floor Plans



Directions

Travelling along the A1 north beyond Morpeth, take the exit left signposted Longhorsley and Burgham Park Golf Club.
After 0.6 miles take the right turn into Burgham Park passing through the stone pillared entrance.
Continue for 0.2 miles then keep left as the road forks. Keep following the road around to the left and Rowantree House is the first house on the left of the turning circle.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. Drainage to septic tank.
Oil-fired central heating.

Postcode

NE65 9QY

Council Tax

Band H

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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