

Abbey Mill

MORPETH | NORTHUMBERLAND



FINEST
PROPERTIES



A stunning, bespoke, contemporary home with
immaculate landscaped gardens, paddock and
grounds of around four acres

Morpeth Town Centre 1.1 miles | Ponteland 9.8 miles | Newcastle International Airport 11.5 miles
Newcastle City Centre 16.5 miles | Rothbury 17.2 miles | Alnwick 19.3 miles





Accommodation in Brief

Ground Floor

Reception Hall | Cloakroom | WC | Drawing Room | Kitchen/Sitting Room
Dining Room | Utility Room | WC | Bedroom with En-suite Shower Room
Study

First Floor

Principal Bedroom with En-suite Shower Room Dressing Room &
Balcony | Three Bedrooms with En-suite Shower Rooms
Two Further Bedrooms | Family Bathroom

Externally

Gardens | Three Double Garages | Shed | Field Shelter | Paddock
Grounds Of 3.76 Acres in Total







The Property

Abbey Mill is a stunning modern detached house built from natural stone to blend in with the surroundings, yet with a sleek, modern design including striking contrasting dark grey window frames and an impressive end wall of glass. The smart and stylish look continues inside with elegant décor and modern convenience blending to create a restful and serene home with more than enough space and flooded with light. With its gravelled driveway sweeping past the triple garage, the scale of the building and the open views across the fields to the front, Abbey Mill is a modern country manor house with the added benefit of being within a stone's throw of all the facilities Morpeth has to offer.

Stepping through the wide glass front door set within a full height window into the vast entrance hall is just the start of the modern grandeur of this house. A solid oak and glass floating staircase leads up to the first floor and a cloakroom and a WC are through solid oak doors opposite. Glazed double doors open into the spacious drawing room with floor-to-ceiling windows and doors covering two walls, bringing light, easy access to the patio and garden, and lush, green views to the room.

Across the other side of the hall, glazed double doors open into the spectacular kitchen/sitting room with an excellent range of solid oak units, contrasting gloss cabinets and stone work surfaces, striking coloured tiling and splashback, and a vast island bench with sink, breakfast bar and wine storage. Appliances include three integrated ovens, electric hob and ample space for a large double American-style fridge/freezer. The kitchen is open to a good size dining room with space to comfortably seat at least eight diners.



Accessible both from the dining room and the kitchen is a large utility room providing sink, space for further appliances including plumbing for a washing machine and tumble dryer, and plenty of storage. Also just off the kitchen is a preparation area with further sink and storage space, and access to a second ground floor WC. A rear staircase leads up to the first floor. Through the sitting area are doors to a double bedroom with en-suite shower room complete with a double size walk-in shower with rainfall shower head, and a spacious study, which could also be a snug or play room.

On the first floor, the landing is an impressive walkway between windows offering views over the gardens and grounds. At one end the principal bedroom is a private sanctuary separate from the other bedrooms, with the most wonderful wall of glass revealing views of the gardens stretching away into the distance. Sliding doors open onto the balcony, which is south-facing and perfect for sitting out on any time of the day. A luxurious en-suite shower room with double wash hand basins and double size walk-in shower with rainfall shower head, and a fantastic dressing room offering numerous shelves, racks and rails, complete the sumptuous principal suite.

There are five further double bedrooms, three with en-suite shower rooms, and all with excellent built-in storage. All are beautifully presented, provide sleeping accommodation for large families and plenty of guests. There is also a quality family bathroom with double size walk-in shower and separate bath.





Externally

Tucked away behind secure electronic double gates with intercom and CCTV, the entrance to Abbey Mill gives nothing away about the size and scale of the property behind. The gravelled driveway curves round to the front of the house and the remarkable garage block which incorporates three double garages. This truly vast garage block can house several vehicles with room for a workshop and storage too. There is also a shed in a corner of the garden for further storage of garden and play equipment. A patio area wraps around two sides of the house, providing the ideal spot for al fresco dining, relaxing and entertaining and steps up to the south-facing lawns add a further country manor house feel.

The immaculate lawns and gardens are surrounded by mature trees and reach up to a paddock and further land with a field shelter, offering a variety of uses and totaling 3.76 acres altogether. The whole property is very private and secluded.



Local Information

Abbey Mill is ideally positioned to benefit from an excellent range of amenities as well as open countryside. The market town of Morpeth offers shopping facilities including supermarkets, a range of restaurants and bars, together with professional, health and leisure facilities. Newcastle, which is also very accessible, provides a comprehensive range of professional services and hospitals as well as cultural, recreational and shopping facilities.

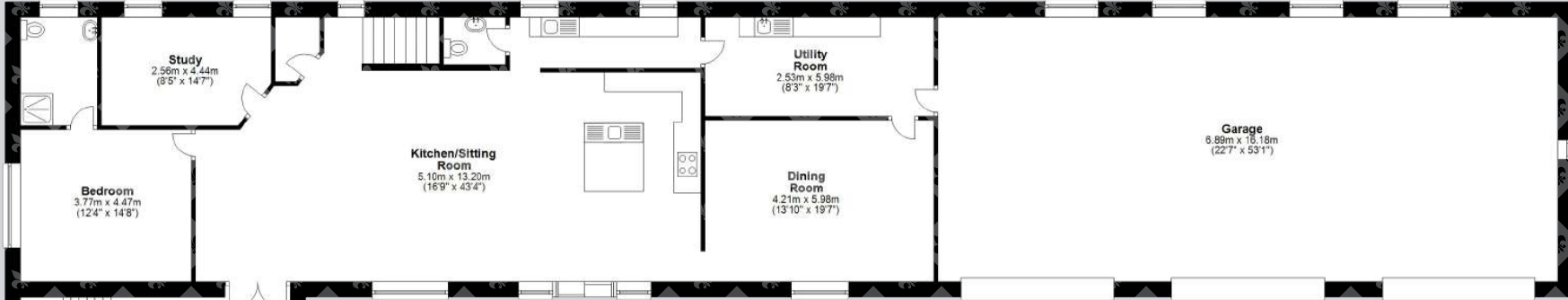
The surrounding area has a wealth of opportunities for the recreational enthusiast, with excellent golf courses and horse-riding facilities to be found locally. Easy access is available to the spectacular Northumberland Coast with its sandy beaches, secluded coves and dramatic castles. Wildlife abounds and there are well-marked coastal and country paths for the walking enthusiast and a wealth of little tearooms providing good home baking when the walking is finished.

There is an excellent choice of schooling available. Morpeth has a three tier state school system, with local schools covering each tier within walking distance of the property. The King Edward VI Academy High School in the centre of Morpeth is rated Ofsted Outstanding. Private schooling is available in Newcastle.

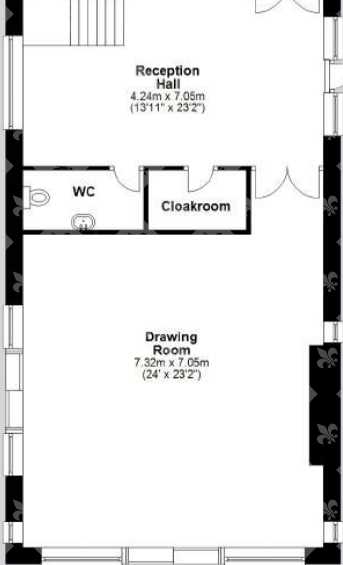
For the commuter, the A1 provides excellent access to Newcastle in the south and north to Scotland. The rail station at Morpeth provides regular main line east coast services to Edinburgh and London Kings Cross. Newcastle International Airport is also within easy reach.



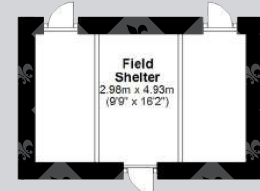
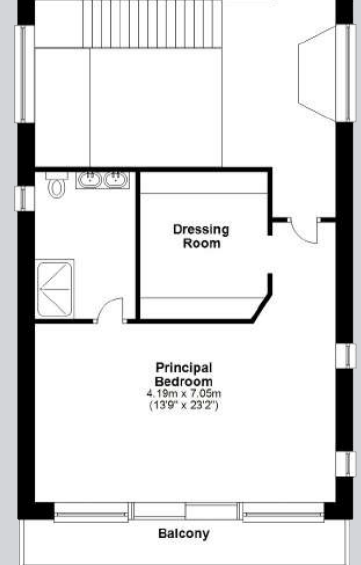
Floor Plans



Ground Floor



First Floor



Ground Floor

Total area: approx. 601.1 sq. metres (6470.1 sq. feet)

Directions

From the A1 just north of Morpeth, follow signs for the A192 signposted for Morpeth. Follow the A192 towards the town centre for approximately 0.9 miles, down Pottery Bank and onto Newgate Street. Turn right onto the B6343, down Dogger Bank and onto Mitford Road. Continue for 0.7 miles, heading over the River Wansbeck and going past the T junction on the left. The entrance to Abbey Mill is the first driveway on the left-hand side after this, with a name plaque and grey double gates.

Google Maps

what3words



///cookery.door.responded

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 (shared with one neighbour). LPG central heating.

Postcode

NE61 2YN

Council Tax

Band G

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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