

# SIGNATURE


## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







 , Morpeth NE61 3LG



# / Morpeth NE61 3LG

## Offers In The Region Of £849,000

Signature North East proudly presents an opulent masterpiece, a Victorian, 5-bedroom, detached residence steeped in history, dating back to 1862. Meticulously renovated with a harmonious blend of contemporary elegance and original charm, as well as sprawling over 1 acre of land this extraordinary property stands as a testament to timeless luxury.

Nestled in the tranquil embrace of Longhirst in Morpeth, this home enjoys a privileged location with proximity to the prestigious Longhirst Hall Golf Course, Morpeth Cricket Hockey & Tennis Club, and the serene Pegswood Moor Country Park. A mere 5-minute drive leads to the heart of Morpeth, where a plethora of amenities awaits, including shops, esteemed schools, and convenient transportation links.

Step into this residence through a welcoming garden room, leading you to a central hallway adorned with a bespoke solid oak staircase and an exposed stone wall that adds a touch of rustic charm. The ground floor unfolds to reveal meticulously designed living spaces, starting with a stained-glass feature door ushering you into the living room. Here, the authentic log burner fireplace emanates a cosy ambiance, complemented by ceiling beams that accentuate the originality and contemporary allure of the room.

Transition seamlessly to the impressive dining room, featuring another log burner fireplace and bathed in natural light through lovely sash windows. This space offers ample room for a family dining table and your preferred furnishings. The kitchen, a culinary haven, fitted just four years ago, boasts a wealth of storage space in attractive shaker-style units crafted from black solid walnut. French doors lead to the rear garden, and an adjacent utility room adds convenience to this already splendid space. Completing the ground floor is a versatile study, perfect for a home office or a snug retreat with the potential to be turned into a sixth bedroom.

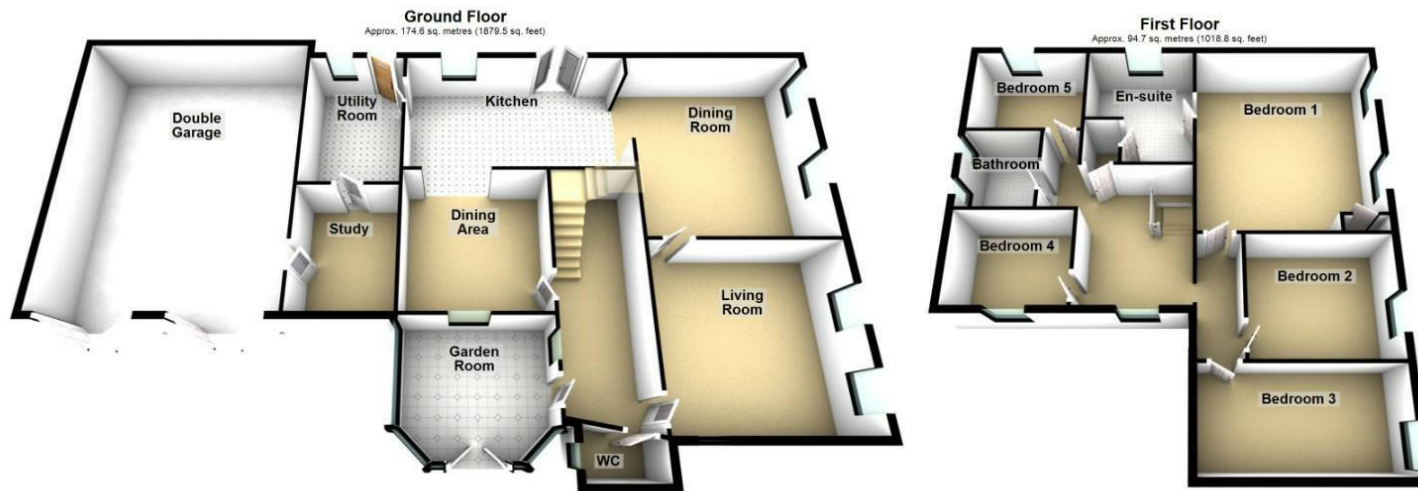
Ascend to the first floor to discover five generously sized bedrooms, each accommodating a double bed and furnishings of your choice. The master bedroom reigns supreme, featuring an abundance of space to host a queen size bed, and showcases an ensuite fitted four years ago, featuring an impressive designer Bette bath, walk-in shower, vanity with hand basin, and a W.C. Completing the first floor is a delightful main bathroom, boasting a roll-top freestanding bathtub, walk-in shower, and a W.C.

Outside, an expansive outdoor haven unfolds, offering breathtaking views of the countryside. The garden is a symphony of natural beauty, with mature shrubbery, trees, and ample space for outdoor seating. The property also provides off-street parking through a driveway and an oversized double garage capable of accommodating up to four cars, ensuring both luxury and practicality.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 269.3 sq. metres (2898.4 sq. feet)  
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
 Plan produced using PlanUp.

## Measurements:

- Living Room  
15'5" x 14'10"
- Dining Room  
17'3" x 15'5"
- Kitchen  
20'1" x 10'11"
- Dining Area  
12'1" x 11'10"
- Utility Room  
12'4" x 8'4"
- Study  
10'8" x 8'4"
- WC  
5'11" x 3'11"
- Bedroom One  
17'3" x 15'8"
- En Suite  
11'0" x 9'10"
- Bedroom Two  
11'7" x 9'10"
- Bedroom Three  
14'10" x 7'9"
- Bedroom Four  
9'8" x 7'11"
- Bedroom Five  
9'8" x 7'10"
- Bathroom  
7'0" x 6'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News