

# SIGNATURE

## NORTH EAST

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Earsdon Moor House, Morpeth NE61 3EQ



# Earsdon Moor House

## Morpeth NE61 3EQ

Asking Price £995,000

Welcome to Earsdon Moor House, a distinguished, spacious, detached property of over 4000 square feet, situated five miles north of Morpeth, brought to you by Signature North East. This remarkable estate offers an exquisite blend of historical charm and comfort, making it a unique six bedroom gem in the property market. Earsdon Moor House is believed to have originated as an 18th century Coaching Inn serving the Great North Road. Extensively extended and renovated over the years, it seamlessly blends its rich heritage with modern comforts. Tritlington First School is less than a mile from the property and is a feeder school for Middle and King Edward VI High schools in Morpeth. An ideal choice for families.

Conveniently located near the A1 and major road links to Newcastle and its airport. Its location offers easy access to urban amenities while maintaining a tranquil countryside setting. A number of tourist attractions including Alnwick Castle and Garden, Lilidorei, its new magical play village, Cragside House, Wallington and Belsay Halls are all within half an hour. The coast and Druridge Bay are only a 20 minute car journey.

As you step into this character house, the hall leads into a large comfortable sitting room with log burner, beamed ceiling and dressed stone walls. Through the arched double doors you enter the library/study which has a maple wood floor, extensive cupboards and shelves. The main breakfast room /kitchen is heated by a mains gas fired Aga that provides abundant hot water, plus an additional gas hob and gas oven. An impressive octagonal terracotta and black tiled floor adds to its character. Through the arch, the secondary kitchen has a solid beech chopping block and areas for food preparation. There is a convenient cloakroom with WC next to the kitchen. The conservatory adjoins a dining area which seats twelve people comfortably. It overlooks the Apple and Lavender Walk to the fountain and to the right, the patio with gazebo.

Upstairs the master bedroom has built in wardrobes with a large window providing views to the south. The adjoining en suite bathroom has a separate shower and bath. All the bedrooms have built in cupboards except bedroom 6. The large central family bathroom has a white, roll top, bath with a separate walk in shower. Bedrooms 5 and 6 are served by a 'Jack and Jill' shower room with WC and basin.

Downstairs, there is a further sitting room /games room with small wood burner set in an attractive cast iron fireplace. Sliding doors lead to the garden and patio. A third kitchen with double Belfast sink and teak bench serves this side of the house. There is a third bathroom with shower making it ideal granny/teenager accommodation. The roof terrace gives a view of the sea and can be accessed externally or from the first floor by stone steps.

The property looks onto a walled front garden with stone fountain and ornamental cherry blossom trees in season. Beyond the wall to the left, is a walled flower garden; to the right, a small orchard with cherry, plum, apple, pear and crab apple trees. The garden extends to 2 ½ acres with over one acre dedicated to mature woodland. Its scenic paths, scattered with snowdrops, daffodils and bluebells, lend themselves to walks, picnics, BBQs and bonfires.

The property also includes a separate stone barn currently used as a carport and workshop offering potential for conversion into a holiday let, airbnb, stables, kennels etc., subject to planning consent. Contact Signature North East today to arrange a viewing and make this exceptional property your next home.









### Why Signature?

Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

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

# PROPERTY FLOORPLAN

## Room Measurements

Sitting Room  
30'7" x 10'0"

Kitchen  
26'8" x 23'10"

Dining Area  
16'8" x 15'3"

Conservatory  
18'8" x 12'10"

Sitting / Games Room  
17'1" x 15'8"

Study  
15'0" x 15'0"

Kitchen  
15'0" x 13'5"

Bathroom  
10'6" x 5'5"

Master Bedroom  
16'11" x 16'7"

En Suite  
9'10" x 9'2"

Bedroom Two  
18'4" x 16'11"

Bedroom Three  
12'8" x 11'9"

Bedroom Four  
16'2" x 11'7"

Bedroom Five  
14'7" x 10'8"

Bedroom Six  
12'5" x 11'0"

Bathroom  
12'9" x 10'0"

Shower Room  
11'0" x 4'7"



Total area: approx. 410.6 sq. metres (4419.8 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 PlanIt.

## EPC RATING: E





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