

# SIGNATURE

## NORTH EAST

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Earsdon Moor House, Morpeth NE61 3EQ

# Earsdon Moor House

## Morpeth NE61 3EQ

Asking Price £950,000

Signature North East proudly presents Earsdon Moor House, an original 18th century coach-house, modernised and extended to over 4000 sq. ft., with an additional stone barn offering potential for conversion to a holiday cottage etc. (subject to planning permission). The property is set in 2.5 acres, including over an acre of mature woodland, fruit trees and a partially walled formal garden.

Five miles north of Morpeth, Earsdon Moor House offers a prime location near the A1, whose recently authorised re-routing, nearly half a kilometer to the west will benefit the property with increased peace and quiet but without loss of convenience. Attractions like Alnwick Castle, Cragside House and Druridge Bay lie within a half hour radius. Tritlington First School is less than a mile away and feeds into King Edward VI High School in Morpeth.

Main rooms feature dressed stone walls, beamed ceilings and arched doorways. The sitting room is heated by a log-burner, whilst the kitchen is equipped with an Aga fueled by mains gas, and additional hob and oven. The central heating is also powered by mains gas. The thirty-six-foot conservatory includes a dining area to seat twelve, with views of the garden.

There is also a separate sitting room / games room and a versatile workshop with a classic Belfast sink and teak bench.

Upstairs there are 6 bedrooms with ample storage. The master bedroom has a large window overlooking the garden and an ensuite with a shower and bath. The central bathroom offers a roll-top bath and separate shower unit, and bedrooms 5 and 6 share a 'Jack and Jill' shower room.

Contact Signature North East to arrange a viewing of this exciting opportunity!





### 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"

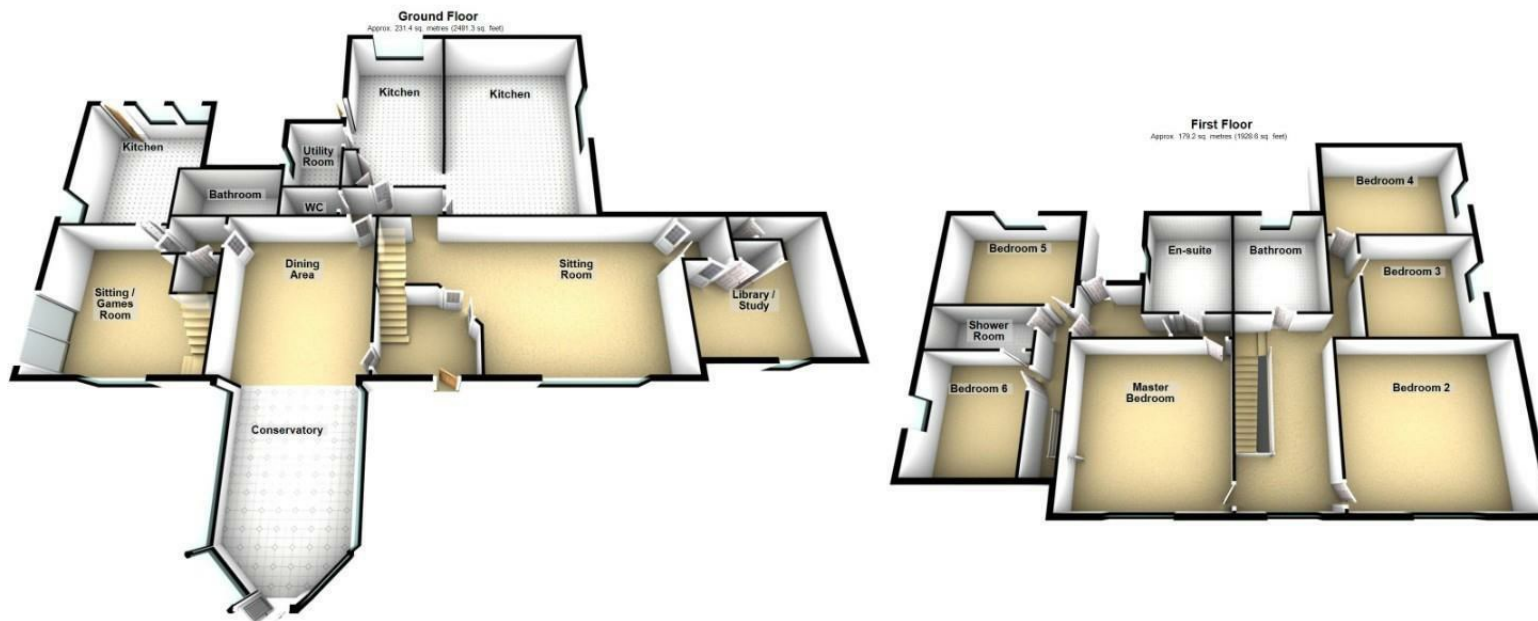
Bedroom Four  
16'2" x 11'7"

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



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



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