

SIGNATURE

NORTH EAST

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West Thirston, Morpeth NE65 9EG

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Asking Price
£685,000

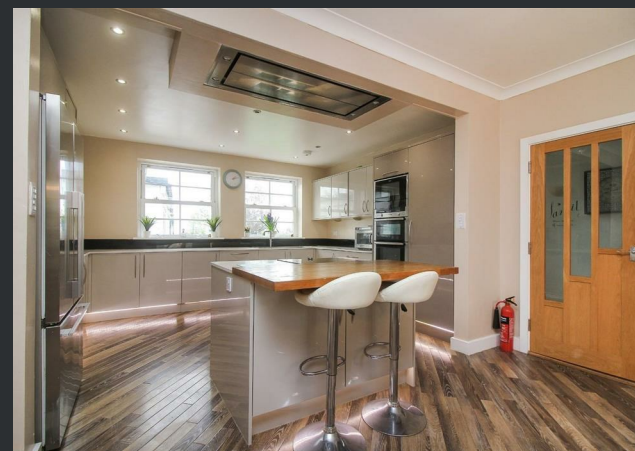
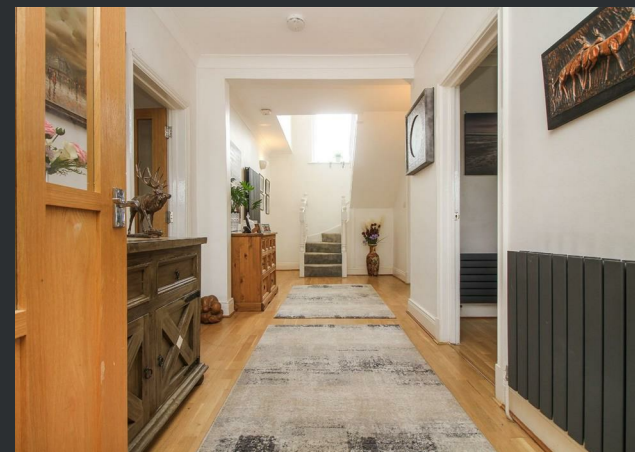
Signature North East proudly presents this exquisite property, located in the village of West Thirston, which adjoins the larger charming village of Felton. Enjoy the convenience of nearby amenities such as a primary school, post office & general convenience store and doctor's surgery, Running Fox Tea Rooms and the highly acclaimed Northumberland Arms Public House, all within easy walking distance. Immerse yourself in the vibrant community life with access to a thriving community centre hosting a variety of flourishing clubs and activities, fostering a warm community spirit. Explore the artistic enclave with numerous artists, musicians, and the esteemed choral society, adding to the cultural richness of both villages.

Boasting a picturesque setting, this residence exudes charm and warmth. Originally a 2-bedroom bungalow dating back to the mid-1930s, the house has undergone substantial renovations, now presenting as a stunning 5-bedroom link attached home with a fusion of contemporary luxury and classic charm. With 4 reception rooms, and two offices, this property offers ample space for comfortable living. The 4 bathrooms, gym, and workshop, caters to every aspect of modern lifestyle. Step into the expansive central hallway, flooded with light from a large arched feature window, and where you will be greeted with options to explore. To your left, the open-plan kitchen/dining room beckons, while to your right, the dining room and living room await. Each of the 4 main reception rooms is generously proportioned, and flooded with natural light, offering versatile spaces for relaxation and entertainment. The 28ft long open-plan kitchen/dining area is a standout feature, complemented by sleek countertops and integrated appliances, including a dishwasher, double oven, induction hob, and microwave. Off the kitchen is separate walk-in pantry and utility area.

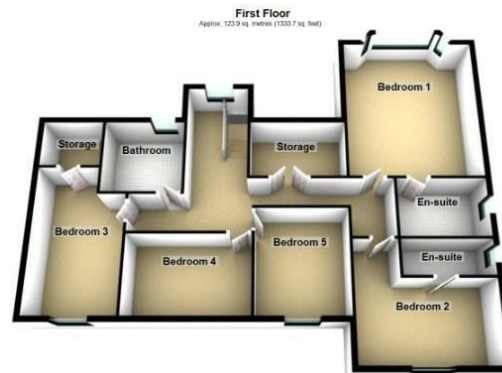
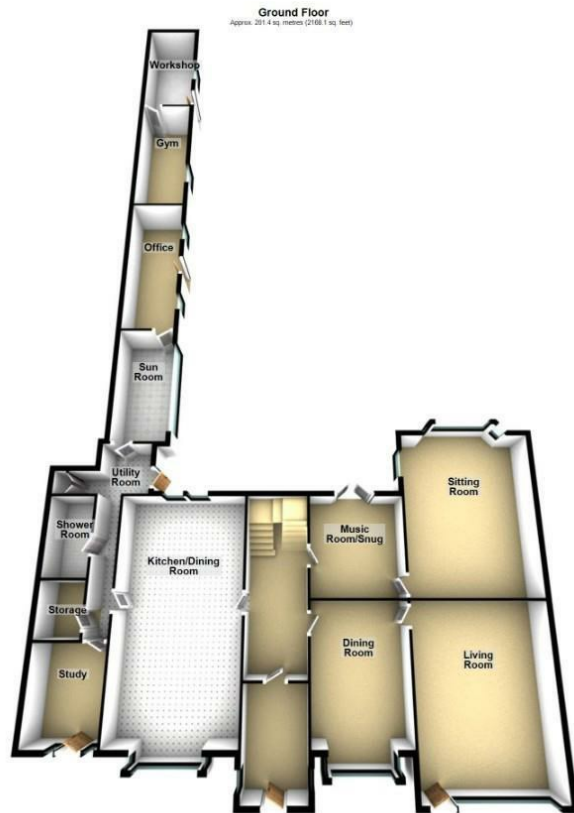
Ascend to the first floor to discover 5 generously sized bedrooms, each capable of accommodating a double bed and additional furnishings. Bedrooms 1 and 2 boast large ensembles, while bedroom 3 features a spacious storage area that could easily be converted into a walk-in wardrobe space. A well-appointed bathroom completes this level, offering a bathtub with a shower head, hand basin, and W.C.

Externally, the property is equally impressive, with a large walled garden featuring a well-manicured lawn and ample patio area, perfect for outdoor entertaining and secure for children and animals. The south-west facing front garden and suntrap back garden enhance the appeal of outdoor living. Additionally, a raised children's house in the back garden adds to the charm. With garden access from multiple rooms including the music room, utility room, sunroom, offices, gym, and workshop, this property seamlessly integrates indoor and outdoor living. The driveway, easily accommodating 7 cars or more adds practicality to this idyllic abode.

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



PROPERTY FLOORPLAN



Total area: approx. 325.3 sq. metres (3501.8 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.
They are not intended to be used for any other purpose.

Measurements:

Sitting Room
18'6" x 15'6"

Living Room
19'4" x 14'9"

Dining Room
14'4" x 10'7"

Music Room / Snug
11'2" x 10'11"

Kitchen / Dining Room
25'11" x 14'0"

Sun Room
14'6" x 6'7"

Office
18'7" x 6'9"

Shower Room
9'1" x 4'11"

Study
10'2" x 7'11"

Gym
16'10" x 6'9"

Workshop
14'0" x 6'9"

Bedroom One
16'7" x 15'7"

En Suite
9'8" x 6'9"

Bedroom Two
15'8" x 9'10"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC







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