

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## NEWTON-ON-THE-MOOR MORPETH NE65 9JY



- Detached Bungalow
- Two Reception Rooms
- Gorgeous Open Views
- Council Tax Band: F
- Services: Mains Gas, Electric, Mains Water, Septic Tank

- Three Bedrooms
- Bathroom & Shower Room
- Tenure: Freehold
- EPC: D

**Offers Over £550,000**

# NEWTON-ON-THE-MOOR MORPETH NE65 9JY

A beautifully positioned three bedroom detached bungalow enjoying stunning open views, situated on the edge of the sought after village of Newton on the Moor.

The property benefits from double glazing and gas central heating, and offers spacious, well proportioned accommodation arranged across a single level, ideal for a range of buyers.

The accommodation briefly comprises: entrance porch leading to a welcoming hallway, a generous breakfasting kitchen with adjoining utility room, separate store and WC, and a spacious lounge with panoramic northerly views across the surrounding countryside. There is also a separate dining room, three well sized double bedrooms, and two bathrooms, providing flexible living space for both family life and entertaining.

Externally, the property occupies a well maintained plot with enclosed gardens, a driveway providing ample off street parking, and a substantial triple garage.

Newton on the Moor is a popular and conveniently located village, offering a peaceful semi-rural setting while remaining well placed for access to nearby amenities. The market town of Alnwick is just a short drive away, providing a wide range of shops, supermarkets, schools and leisure facilities. The area also benefits from excellent transport links, with easy access to the A1 for commuting north to Berwick-upon-Tweed and south towards Newcastle upon Tyne, as well as mainline rail services available from nearby Alnmouth.

## ENTRANCE PORCH

External door to the front leading to a porch with internal door to the hallway.

## ENTRANCE HALL

A spacious entrance hall with built in storage cupboard, radiator and access to all accommodation.



## LOUNGE

17'7" x 14'9" (5.37 x 4.51)

A generous main reception room taking in a most impressive, elevated view across open countryside to the North with double glazed patio doors leading to a decked terrace area. Electric fire in decorative surround and a radiator.



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## OUTLOOK FROM TERRACE



## DINING ROOM

11'2" x 10'4" (3.42 x 3.17)

To the front elevation, suitable for a number of uses with a double glazed window to the front and a radiator.



## BREAKFASTING KITCHEN

9'5" x 14'1" (2.89 x 4.31)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap, breakfast bar and an integrated double oven, hob and extractor fan. Double glazed window to the front, radiator



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## UTILITY ROOM

Located off the kitchen, with further wall and base units, plumbing for washing machine, radiator and double glazed window to the rear.



## BEDROOM ONE

14'3" x 13'3" (4.36 x 4.04)

Double glazed window to the front, radiator and built in wardrobes.



## BEDROOM TWO

11'10" x 13'2" (3.62 x 4.02)

Double glazed window to the front, radiator and built in wardrobes.



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## BEDROOM THREE

12'10" x 11'7" (3.92 x 3.54)

Double glazed window to the rear, radiator, built in wardrobes.



## OUTLOOK FROM BEDROOM THREE



## BATHROOM/WC

Fitted with a wc, bidet and wash hand basin in vanity unit, and a panelled bath with shower over. Double glazed window to the rear, heated towel rail.



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## SHOWER ROOM/WC

Fitted with a wc, wash hand basin and bidet in vanity unit, and a mains shower in cubicle. Double glazed window to the rear, heated towel rail



## EXTERNALLY

The property is approached by a block paved driveway offering ample off street parking and access to the garages.

The garden area wraps around the property and comprises of a very well maintained lawn, patio and established plants and shrubs. There is also a raised decking area, accessed from the lounge which takes advantage of the stunning scenery beyond.



## ADDITIONAL IMAGE



# NEWTON-ON-THE-MOOR MORPETH NE65 9JY

## ADDITIONAL IMAGE



## GARAGES

The property has a double garage with electric up and over door, power and lighting. To the rear of the garage there is a further utility/storage area which has a wc, wash hand basin and a lobby with a door to the garden. The third garage also has an electric up and over door, power and lighting.



## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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# NEWTON-ON-THE-MOOR MORPETH NE65 9JY

## MATERIAL INFORMATION

Verified Material Information March 2026.

Property type: Bungalow

Property construction: Standard brick and block construction

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Septic tank

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Parking: Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: was in conservation area not sure it still is

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: loft hatch in the utility room

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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# NEWTON-ON-THE-MOOR MORPETH NE65 9JY

## MOBILE, BROADBAND, & DATA

Mobile coverage - Source: Ofcom - March 2026

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone OK

Broadband - Source: Ofcom - March 2026

The property has Superfast broadband available. The connection type is "FTTC (Fibre to the Cabinet)". These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type Max download Max upload Available Details

Standard 2 Mb 0.3 Mb YES

Superfast 59 Mb 11 Mb YES

Ultrafast Unavailable Unavailable NO

## TENURE & COUNCIL TAX BAND

Freehold - Purchasers must ask their legal advisor to confirm the Tenure.

Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - The property is subject to restrictive covenants contained in a Conveyance dated 17 May 1978. Restrictive covenants are legal promises that prevent a homeowner from doing certain things on their land, such as building certain structures or using the property for specific purposes.

Council Tax Band: F (Source gov.uk Checked March 2026).

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

## CONVEYANCING MADE EASY

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

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# NEWTON-ON-THE-MOOR MORPETH NE65 9JY

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

23C26AOAO


Approx Gross Internal Area  
147 sq m / 1580 sq ft




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Registered in England company number 6314212



Ashington  
17/18 Laburnum Terrace  
Ashington, NE63 0AJ  
Telephone: 01670 812145  
Email: ashington@rickard.uk.com



VAT registration number 175 8808 19

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA

[www.rickard.uk.com](http://www.rickard.uk.com)

Regulated by RICS

Morpeth  
25/27 Newgate Street  
Morpeth, NE61 1AW  
Telephone: 01670 513533  
Email: morpeth@rickard.uk.com