

# BRUNTON

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## RESIDENTIAL



**MIDDLETON, MORPETH, NE61**

**Offers Over £985,000**

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An exceptional four-bedroom country residence offering generous and highly versatile living accommodation, set within beautifully maintained private grounds. Nestled in a sought-after rural location, this impressive home combines space, privacy, and charm, making it ideal for both family living and entertaining.

The property seamlessly blends character with practicality, offering a range of well-appointed living spaces. A welcoming lounge features a wood-burning stove, while the formal dining room showcases exposed beams and an impressive inglenook fireplace. A standout vaulted family room provides a bright and airy setting, complete with French doors opening onto the garden.

The farmhouse-style kitchen is both stylish and functional, complemented by a boot room, utility room, and WC. A separate wing enhances the home's flexibility, comprising a ground floor bedroom with en-suite facilities, a private sitting room, and a fully equipped gym with sauna.

Externally, the property is set within approx. 10 acres of, pasture and mixed woodland with featuring established trees, expansive lawned areas, and a natural stream. A patio area offers an ideal space for outdoor entertaining, while a substantial barn provides further potential for a variety of uses.

Located in Middleton, just outside Morpeth, the property benefits from a peaceful setting while remaining within easy reach of local amenities, schooling, and transport links, including the A1.

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The internal accommodation is thoughtfully arranged and well-balanced throughout. A welcoming entrance hallway, with stairs rising to the first floor, sets the tone for the home. To the right, a spacious front-aspect lounge features an exposed stone fireplace with a wood-burning stove, complemented by a large window that fills the room with natural light. To the left, a generous dining room also enjoys a front-facing aspect and is enhanced by exposed ceiling beams and an impressive inglenook-style fireplace, creating a warm and characterful setting ideal for entertaining.

The layout flows seamlessly into a well-proportioned farmhouse-style kitchen, fitted with solid wood cabinetry, ample work surfaces, and a distinctive tiled splashback. A practical boot room leads through to a utility room and a convenient ground floor WC.

To the rear, the property opens into a striking vaulted family and dining space, featuring exposed beams, skylights, and a stone feature wall. Dual-aspect windows and French doors flood the space with natural light and provide direct access to the garden, creating an excellent indoor-outdoor connection.

An inner hallway leads to a versatile additional wing, offering a ground floor bedroom with en-suite facilities, a private sitting room with French doors to the garden, and a dedicated leisure area incorporating a gym and sauna—ideal for multi-generational living or guest accommodation.

To the first floor, there are three further well-proportioned bedrooms, including one with en-suite, alongside a well-appointed family shower room.

Externally, the property is set within extensive and well-maintained grounds, comprising lawned gardens, mature planting, and a natural stream running through the land. A paved patio provides an ideal space for outdoor seating and entertaining, while a substantial detached barn offers excellent storage or potential for a variety of uses. Ample covered off-street parking completes this impressive home.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : E

