



97 Newgate Street

Morpeth



97 Newgate Street, Morpeth, Northumberland, NE61 1BZ

Newgate Street, positioned in the heart of the sought after Northumbrian market town of Morpeth, is a particularly distinctive and characterful property, offering an exceptional combination of period architecture, generous accommodation and most notably, outstanding elevated views over the River Wansbeck and surrounding greenery

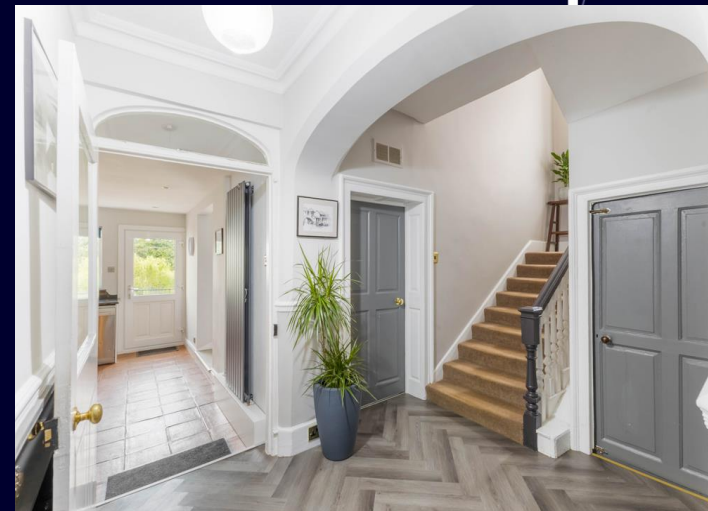
Newgate Street is a unique five bedroom three storey, double-fronted period townhouse, complemented by a cellar, outhouse and an exceptional tiered rear garden overlooking the river. Dating from the 1860s, the property retains a wealth of original character while having been thoughtfully enhanced during your ownership.

Upon entering, the welcoming hallway provides access to the principal reception spaces. The first reception room is a beautifully proportioned room, featuring a double glazed sash window to the front with shutters, attractive shelving within the alcoves and a wealth of period character.

The second reception room is equally impressive, again benefiting from a front facing double glazed sash window and an original fireplace which provides an attractive focal point to the room. From the hallway, there is also access to a well presented WC, together with a useful laundry area.

To the rear of the ground floor is the main reception room, which is undoubtedly one of the highlights of the property. A wonderful bay window provides spectacular views across the river and surrounding green landscape, creating an exceptional outlook and a particularly attractive setting for everyday living and entertaining. The room also benefits from a log burner, while an archway leads through to the kitchen.

The kitchen has been thoughtfully updated and features solid wood wall and base units, painted in a crisp white finish, together with a Belfast sink positioned beneath a window overlooking the property's superb rear outlook. White splashback tiling complements the space, while a door provides direct access to the rear garden.





The first floor is approached via the staircase and landing, with a half landing featuring an attractive stained glass window. This level provides four double bedrooms, offering excellent flexibility for family living, guest accommodation or home working and the family bathroom.

The principal bedroom is particularly impressive, benefiting from a bay window overlooking the rear of the property and enjoying those exceptional river views. The second bedroom benefits from a modern ensuite shower room, incorporating a shower, WC and wash hand basin, together with underfloor heating. The family bathroom comprises of a half tiled four piece suite.

The top floor provides a further bedroom, featuring a Velux window and an additional single window, from which you can enjoy what are arguably some of the most impressive views within the entire home, looking across Morpeth, towards the river and the roof tops of central Morpeth.

There is also substantial loft space on this level, which is currently utilised as storage but offers potential for conversion, subject to the necessary consents, to create a larger bedroom suite. The loft is insulated and benefits from a dual aspect, overlooking both the front and rear of the property through two dainty windows.

Externally, the garden is arguably the property's defining feature. The substantial tiered garden provides a series of attractive levels leading down towards the river, incorporating areas of lawn and mature planting. The garden includes plum, cherry, apple and pear trees, adding to its established and private character. Additionally, is an outhouse ideal for storage. At the bottom of the garden, the river outlook can be fully appreciated, providing a wonderful place to sit and enjoy the views back towards the property. The elevated position also allows the house itself to be admired from the garden, highlighting its attractive double-fronted period architecture and distinctive character.

Please note: The property benefits from a right of way through the neighbouring alleyway and yard.

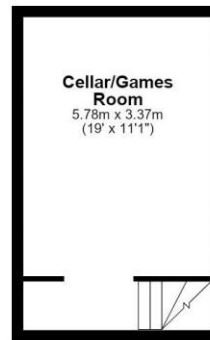
Services | Mains; Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax; Band F | Energy Performance Certificate: Rating D

Price Guide: Guide Price £650,000



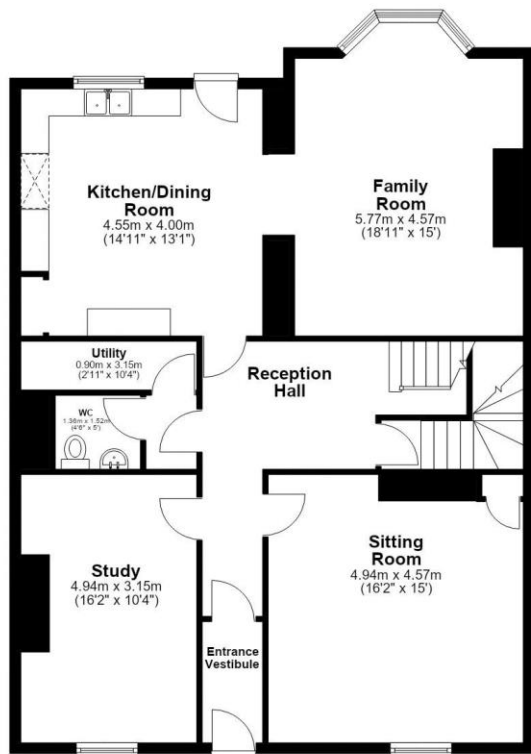
Cellar

Approx. 19.1 sq. metres (205.5 sq. feet)



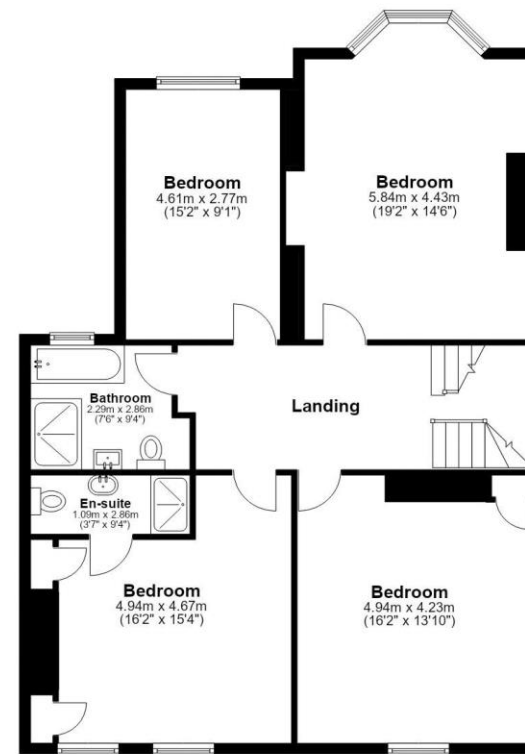
Ground Floor

Approx. 126.9 sq. metres (1365.8 sq. feet)



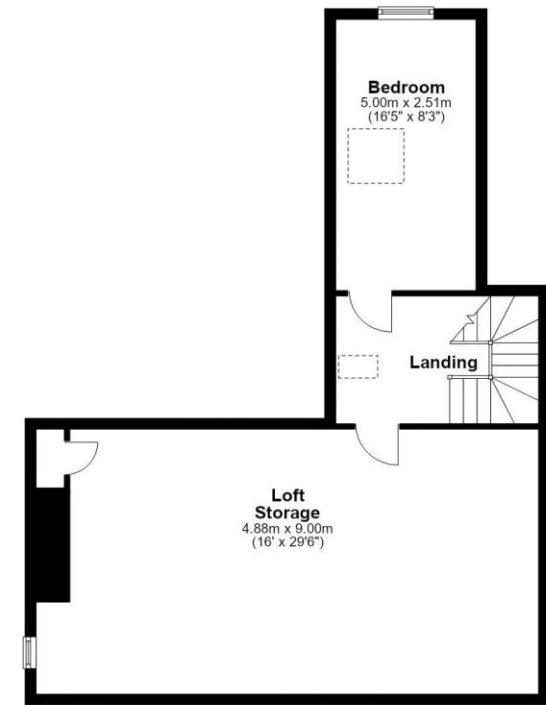
First Floor

Approx. 103.8 sq. metres (1117.3 sq. feet)



Second Floor

Approx. 65.6 sq. metres (706.4 sq. feet)



Total area: approx. 315.4 sq. metres (3395.0 sq. feet)

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