



FEATHERWOOD

Tranwell Woods, Morpeth, Northumberland



A BEAUTIFULLY DESIGNED CONTEMPORARY WOODLAND HOME

Offering exceptional single-storey living, set within private mature grounds on the edge of Morpeth.

Summary

Striking contemporary detached residence | Approximately 2,650 sq ft (plus summer house) | Principal bedroom suite with dressing room and en suite
Four further double bedrooms (one en suite) | Generous sitting room and garden room | Impressive open-plan kitchen and breakfast room

Mature woodland gardens and outdoor entertaining terrace | Detached summer house/studio | Private driveway with ample parking

In all approximately 5 acres

Distances: Morpeth 3.4 miles, Cramlington 9 miles, Newcastle airport 9 miles, Newcastle 15 miles
(All distances are approximate)

DESCRIPTION

Featherwood is an exceptionally well-presented and thoughtfully designed single-storey home, offering a rare combination of contemporary architecture and a secluded woodland setting. The property sits comfortably within its surroundings, with a natural palette of materials and extensive glazing creating a strong connection between the house and its gardens.

Internally, the house provides beautifully proportioned accommodation extending to approximately 2,650 sq ft. The layout has been carefully considered to deliver both excellent flow and versatility, with generous open-plan living balanced by more intimate reception spaces.

The heart of the house is the impressive kitchen and breakfast room, a bright and welcoming space of excellent scale. Finished to a high standard with bespoke cabinetry, a central island and integrated appliances, the room is ideally suited to both everyday living and entertaining, with direct access to the terrace and gardens beyond.



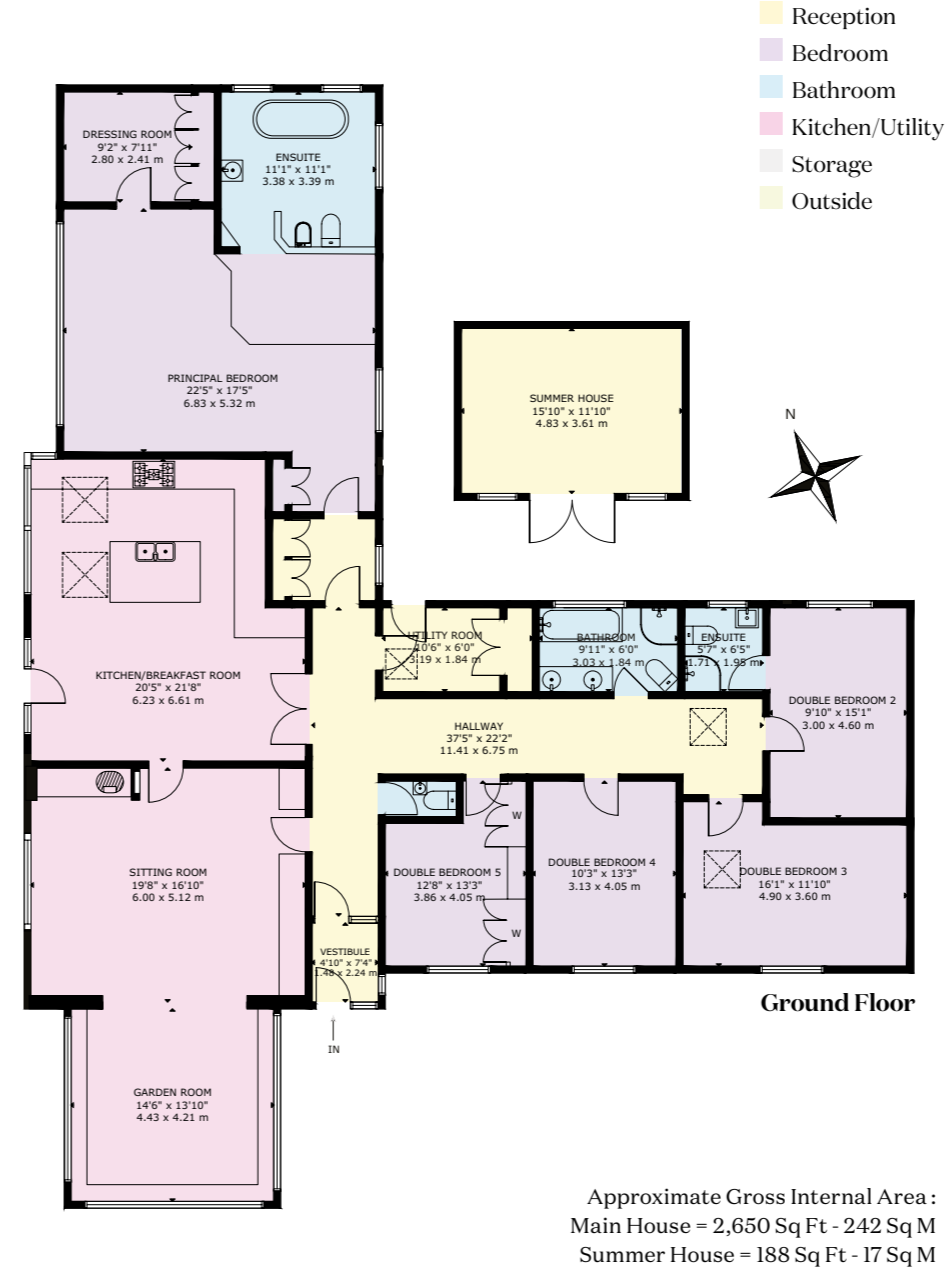


The principal sitting room is equally notable, offering a refined yet comfortable space with a feature fireplace and views across the grounds. A beautifully designed garden room provides an additional reception area, enjoying a tranquil outlook and an abundance of natural light, further enhancing the connection to the surrounding woodland.

The bedroom accommodation is arranged across one level, providing both practicality and privacy. The principal suite is particularly generous, with a well-appointed dressing room and en suite bathroom. Four further double bedrooms offer flexibility for family, guests or home working, with one benefiting from its own en suite, alongside a stylish family bathroom.

Specification throughout is of a high standard, with careful attention to detail evident in both design and finish, resulting in a house that is comfortable, elegant and ready for immediate occupation.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





GARDENS AND GROUNDS

The setting of Featherwood is a defining feature of the property, extending to approximately 5 acres and providing a rare sense of privacy within an established woodland environment.

Approached via a private drive, the house sits comfortably within its plot, surrounded by mature trees that create a peaceful and sheltered atmosphere throughout the seasons. The grounds have been thoughtfully arranged to balance natural woodland with open areas of lawn, offering both visual appeal and practical space for outdoor enjoyment.

Immediately adjoining the house is a generous paved terrace, ideally positioned for outdoor dining and entertaining, with direct access from the principal living areas. This creates a seamless connection between the interior spaces and the surrounding landscape, enhancing the overall sense of light and openness.

Beyond the formal lawned areas, the grounds transition into more natural woodland, providing a sense of seclusion and an attractive habitat for local wildlife. The setting is particularly well suited to those seeking a quiet, country lifestyle, with opportunities for informal walking and recreation directly from the house.

A detached summer house provides valuable ancillary accommodation, lending itself well to use as a home office, creative studio or leisure space, while remaining separate from the main house.

Overall, the gardens and grounds offer a harmonious combination of structure and informality, delivering both privacy and usability within a highly attractive natural setting.



SITUATION

Featherwood occupies a desirable position within Tranwell Woods, a peaceful and well-regarded residential area just to the south west of Morpeth. The location offers an excellent balance between rural tranquillity and accessibility.

Morpeth, a charming and historic market town, lies a short distance away and provides a comprehensive range of amenities including independent shops, cafés, restaurants and supermarkets, as well as a popular weekly market and leisure facilities. The town also benefits from a mainline railway station, offering regular services to Newcastle, Edinburgh and London.

Newcastle upon Tyne is within easy reach, providing extensive cultural, educational and commercial amenities, together with Newcastle International Airport for domestic and international travel.

The Northumberland coastline, widely regarded as one of the most beautiful in the country, is approximately 20–30 minutes away, with renowned beaches such as Druridge Bay, Amble and Alnmouth offering opportunities for walking, sailing and watersports including surfing.

The surrounding countryside provides extensive opportunities for outdoor pursuits, including walking, cycling and riding, with nearby woodland trails and access to the wider Northumberland landscape. The region also offers a wealth of cultural attractions, including historic castles, country houses and events throughout the year.

Educational provision is excellent, with a range of well-regarded state and independent schools in the area. Local primary schooling is available in and around Morpeth, with secondary education at King Edward VI School in Morpeth. Independent options include Mowden Hall School, as well as a number of highly regarded schools in Newcastle.



GENERAL REMARKS

Tenure: Freehold

Services: Mains electricity and water. Oil-fired central heating. Private drainage to a septic tank.

Local Authority: Northumberland County Council

Council Tax Band: G

EPC: D

Postcode: NE61 6AQ

What3Words: ///shops.scribbled.develop

Wayleaves & Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Fixtures & Fittings: All items known as fixtures and fittings are specifically excluded from the sale, but may be available by separate negotiation.

Viewings: Viewing strictly by appointment with Knight Frank

Offers: All offers should be submitted to the selling agents. Interested purchasers are advised to contact the selling agents following inspection so that they may be kept informed of any updates regarding the sale.

Deposit: A deposit of ten percent of the purchase price will be required to be paid on exchange of contracts.



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