



Northumberland
Properties

Kennelmans House Rivergreen Kennels, Morpeth
£995,000





Kennelmans House Rivergreen Kennels

Morpeth, Morpeth

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Substantial four-bedroom stone-built residence set within approximately five acres
- Detached annex offering versatile use for home office, studio, gym or guest accommodation
- Flexible layout including ground floor bedrooms for single-level living
- Two reception rooms with stunning character fire surrounds and log burning stoves
- High-specification, extended kitchen with elegant architectural detailing
- Former kennel buildings offering scope for workshop, hobby or business use (subject to requirements)
- Excellent connectivity – circa 10 minutes to Morpeth, 20 minutes to Ponteland and Newcastle
- Established grounds with wildlife corridor, restored pond and biodiversity net gain potential













First Floor Building 1

Approximate total area⁽¹⁾

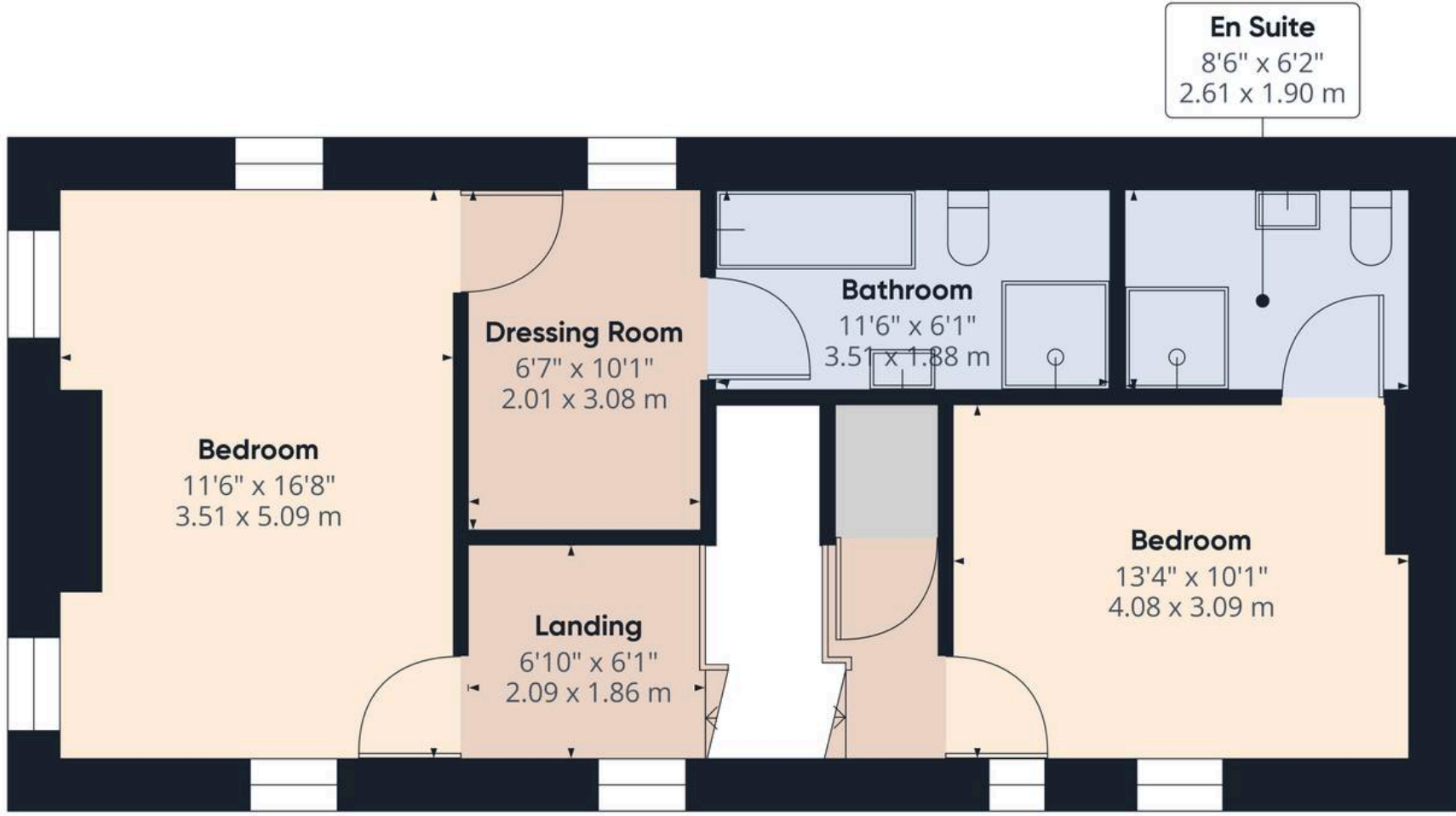
1855.37 ft²
172.37 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



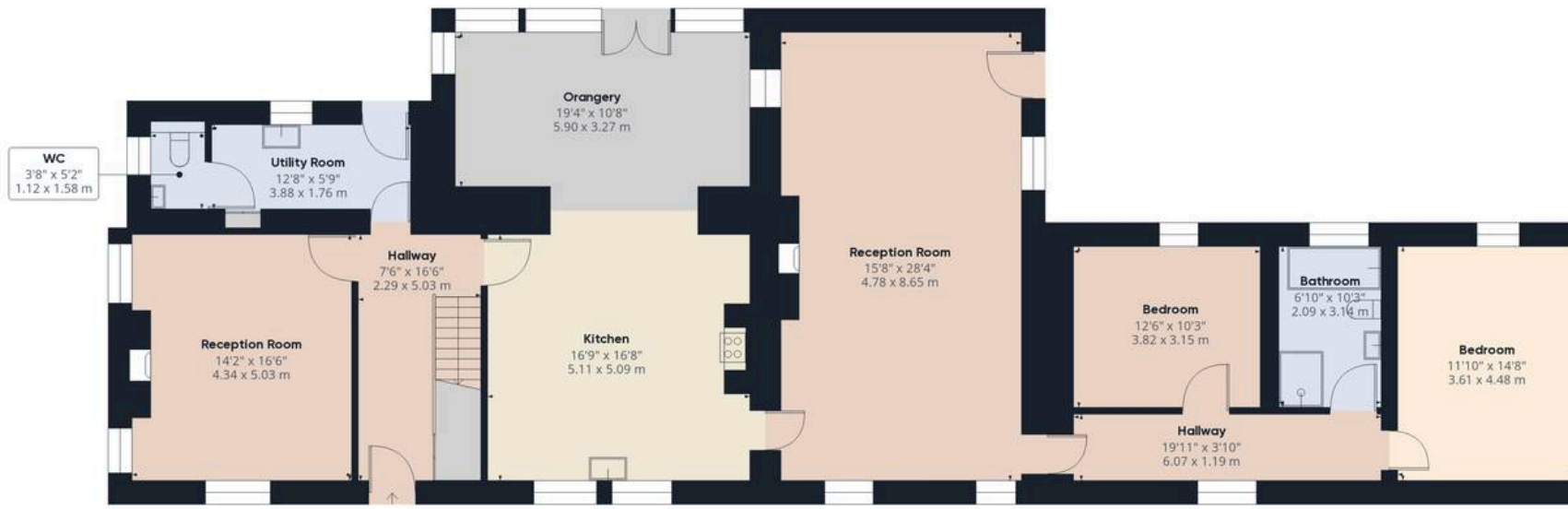
Approximate total area⁽¹⁾
586.96 ft²
54.53 m²

(1) Excluding balconies and terraces

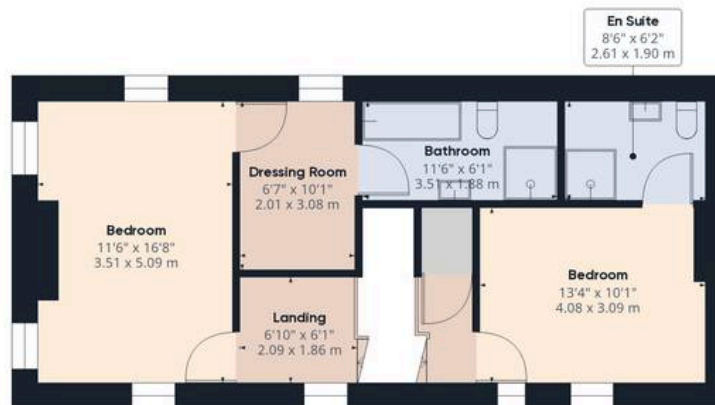
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Calculations are based on RICS IPMS 3C standard.

Floor 1 Building 1



First Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
2442.33 ft²
226.9 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360





Set within open Northumberland countryside, The Kennelman's House enjoys a peaceful and private setting while remaining exceptionally well connected. The thriving market town of Morpeth is approximately a 10-minute drive away, offering a strong selection of highly regarded schools, supermarkets, independent cafés and restaurants, along with a mainline station on the East Coast Main Line providing direct services to both Edinburgh and London. Ponteland and Newcastle International Airport are each within around a 20-minute drive, offering excellent convenience for both commuting and international travel, while the nearby A1 ensures strong regional connectivity.

Utilities

Heating: LPG central heating - Wood burner/open fire

Electricity: National Grid

Water: Mains

Sewerage: Septic Tank



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