

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA**



- Executive Detached Home
- Extensive Open Plan Kitchen Dining & Family Area
- Five Bedrooms - 2 Ensuite
- Council Tax Band: G
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Open Outlook To Front
- Three Further Reception Rooms
- Detached Double Garage
- EPC: B
- Tenure: Freehold

**Price £699,950**

# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

An exceptional five bedroom family home occupying a prime position on the edge of the highly sought after St Mary Park development, enjoying attractive open views across a copse and farmland to the front.

Built to Bellway's Platinum specification, the property offers spacious, flexible accommodation ideally suited to modern family life and home working.

The welcoming entrance hall provides access to a ground floor cloakroom/WC, with double doors leading to both the lounge and a separate games or reception room. A comfortable family TV room offers further living space, while the heart of the home is the impressive open plan kitchen, dining and living area, designed for modern living and entertaining, complete with high quality fittings and bi-folding doors opening onto the garden.

To the first floor, the principal suite features a dressing room, fitted wardrobes and ensuite shower room. A second double bedroom also benefits from an ensuite, while two further double bedrooms and a fifth bedroom, currently utilised as a home office, provide excellent family accommodation. A contemporary family bathroom completes the first floor.

Externally, the property occupies a generous plot with wrap around gardens to the front, side and rear, together with a double driveway providing off street parking and access to a detached double garage.

St Mary Park offers a friendly community with green spaces and a popular gastro pub/restaurant. The historic market town of Morpeth is nearby with an excellent range of town centre amenities, schooling, and leisure facilities, while Ponteland and Newcastle also provide excellent shopping, dining and leisure facilities. Newcastle International Airport and rail links from Morpeth Railway Station offer convenient connections to London and beyond.

## ENTRANCE HALL

A welcoming and spacious entrance hall, providing access to the principal ground floor accommodation. Features include useful storage cupboards and a ground floor cloakroom/WC. Double doors lead through to both the lounge and games room, creating an impressive introduction to the home.



## GROUND FLOOR WC

Fitted with a wc and wash hand basin. Radiator and extractor fan.

## LOUNGE

18'2" x 14'11" (5.55 x 4.55)

A spacious principal reception room positioned to the front elevation, featuring large windows that take full advantage of the attractive open outlook and allow for excellent natural light. Radiator and double doors opening to the entrance hall.



# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## GAMES ROOM

12'6" x 13'9" (3.82 x 4.2)

Originally designed as a dining room, this versatile reception space offers flexible use to suit a range of needs. Featuring double doors from the lounge, windows to the front and side elevations providing good natural light, and a radiator.



## FAMILY TV ROOM

18'4" x 10'7" (5.61 x 3.24)

A further comfortable and versatile reception room positioned to the rear elevation with a double glazed window overlooking the garden and a radiator.



## OPEN PLAN KITCHEN DINER & FAMILY AREA

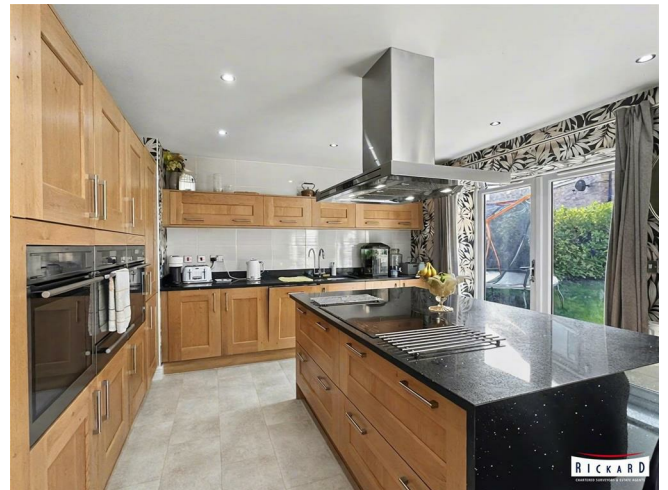
12'9" x 37'9" approx. (3.9 x 11.52 approx. )

An expansive space forming the heart of the home, designed for modern family living and entertaining. Bi-folding doors open onto the garden and allow an abundance of natural light, while the vaulted ceiling with skylights further enhances the sense of space. The kitchen is fitted with a quality range of base units with quartz worktops and a central island, together with integrated appliances including an induction hob, double oven, steam oven, dishwasher, wine cooler and fridge freezer. To the opposite end, a more informal dining area provides a comfortable space and access to the utility room.



# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

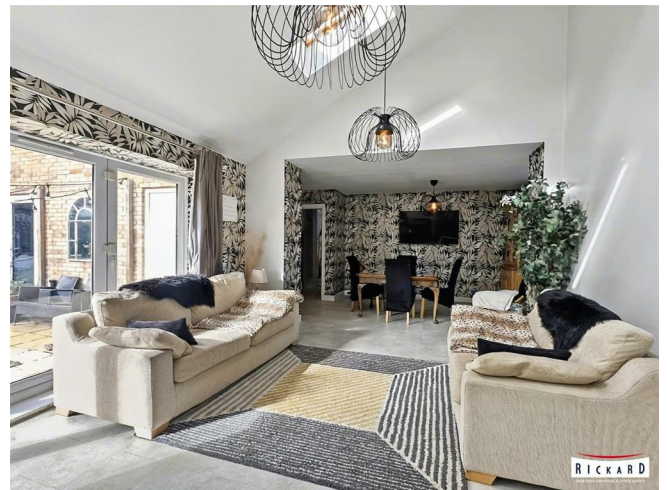
## KITCHEN



## DINING

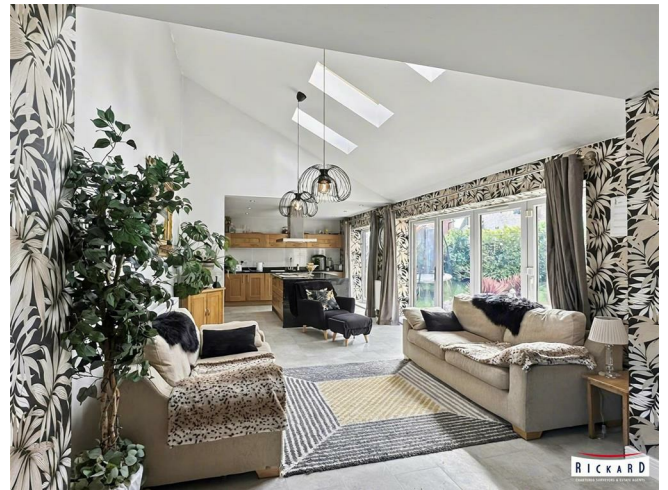


## FAMILY AREA



# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## ADDITIONAL IMAGE



## UTILITY ROOM

A practical and well-equipped space with plumbing for a washing machine, space for a tumble dryer and fitted wall and base units providing useful storage. Radiator and external door leading to the rear garden.



## FIRST FLOOR LANDING

A spacious and inviting landing with a feature window to the return staircase providing good natural light. Includes a storage cupboard, radiator and access to the bedrooms and family bathroom.

## PRINCIPLE BEDROOM

*12'0" x 15'1" inc. wardrobes (3.67 x 4.6 inc. wardrobes)*

A spacious double bedroom positioned to the rear elevation with a double glazed window overlooking the garden and a radiator. Fitted wardrobes provide useful storage and the room leads through to a dressing room with ensuite beyond.

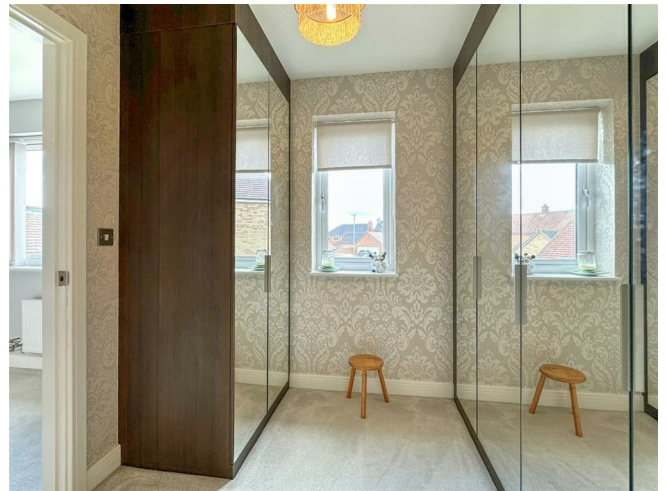


# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## DRESSING ROOM

7'11" x 6'9" inc wardrobes (2.42 x 2.06 inc wardrobes)

A well appointed dressing area fitted with mirror fronted wardrobes providing excellent storage. Double glazed window and radiator. Leads through to the ensuite shower room.



## ENSUITE SHOWER ROOM

Fitted with a WC, wash hand basin and mains shower within a cubicle. Tiled to the walls and floor, with a double glazed window, extractor fan and heated towel rail.



## BEDROOM TWO

9'4" x 14'9" (2.85 x 4.52)

A generous double bedroom positioned to the front elevation with a double glazed window and radiator. With access to its own en-suite shower room, the space would also work well as a comfortable guest suite.



# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## ENSUITE

Fitted with a WC, wash hand basin and mains shower within a cubicle. Tiled to the walls and floor, with a double glazed window, extractor fan and heated towel rail.



## BEDROOM THREE

18'4" x 10'7" (5.61 x 3.25)

A spacious double bedroom positioned to the front elevation, enjoying a particularly attractive outlook over the wooded area and farmland beyond. Double glazed window and radiator.



## OUTLOOK FROM BEDROOM THREE



# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## BEDROOM FOUR

11'6" x 9'4" (3.53 x 2.85)

A well proportioned bedroom with a double glazed window and radiator.



## BEDROOM FIVE

8'0" x 7'1" (2.45 x 2.18)

Measurement excludes door recess.

Currently utilised as a designated home office, with a double glazed window and radiator. This versatile room could also serve as a bedroom if required.



## BATHROOM/WC

A well appointed family bathroom fitted with a WC, wash hand basin and panelled bath, together with a separate shower cubicle with mains shower. Finished with tiling to the walls and floor, the room also benefits from a double glazed window, extractor fan and a radiator.



# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## EXTERNALLY

The property occupies a generous plot with gardens to the front, side and rear. The rear garden is mainly laid to lawn with a patio area providing space for outdoor seating and entertaining, together with a gate leading to the driveway. The lawn extends around the side of the property to the front, where there is a further enclosed lawned garden with gated access to a nearby footpath. The front aspect enjoys attractive views across a copse and farmland beyond.



## ADDITIONAL IMAGE



## FRONT GARDEN



# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## ADDITIONAL IMAGE



## GARAGE & PARKING

Detached double garage with up and over door, power and lighting, together with a personal door providing access to the garden. To the front of the garage there is a double block paved driveway providing off street parking.



## 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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# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## MATERIAL INFORMATION

Verified Material Information March 2026.

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 5 bedrooms, 3 bathrooms, 3 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 10 Jul 2016.

Heating features: Double glazing

Parking: Garage, Driveway, Off Street, Rear, and Private

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

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 unboarded, accessed by: Loft hatch on landing area

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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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# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. 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: - Management company certificate restriction (from Transfer dated 5 September 2016) — the register says that no sale or other dealing affecting the title may be registered unless St Mary's Stannington Management Company Limited signs a certificate confirming that clauses 38.3 and 38.4 of the 2016 Transfer have been complied with. In plain English: you cannot register a sale or similar transaction at the Land Registry without a signed certificate from the named management company confirming certain transfer conditions have been met. You should check the Transfer to see what clauses 38.3 and 38.4 require (likely matters such as estate service charges, maintenance obligations or the management company's consent). - Lender consent restriction — the register also requires a written consent from the current mortgagee (the proprietor of the registered charge dated 5 September 2016, i.e. Santander UK PLC) before a sale or similar dealing can be registered. In plain English: the lender's written permission is needed to register a sale or transfer while the mortgage is on the property. - Restrictive covenants originating in the Transfer dated 29 May 2007 and varied by later deeds (2013 and 2014) — these are promises affecting the land which limit what owners can do (examples commonly include limits on building extensions, fences, the use of the property, or requirements to use particular materials). The 2016 Transfer also contains covenants and includes specific provisions about light or air and boundary structures. The exact limits are set out in the original 2007 Transfer and the later variation deeds (copies are filed under ND153109) and must be read to know the precise restrictions.

Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The land benefits from rights granted, and is subject to rights reserved, by the Transfer dated 5 September 2016 — the register records both rights given to this property and rights reserved against it. These could be rights such as a right of way, rights to use services (pipes, drains, cables) or similar. The Transfer copy will state the exact rights granted and reserved. - Deeds and deed variations (2013) refer to easements and variations of easements — the 2013 deed(s) altered easements created in 2007, so some rights affecting how the property uses or accesses neighbouring land have been varied. You should check those deed(s) to see what exact rights (for example rights of way, rights to drains or access for maintenance) are in place.

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

## BROADBAND, MOBILE & DATA

Mobile coverage Source: Ofcom March 2026

Provider Coverage Details

EE Great

O2 Great

Three Great

Vodafone Great

Broadband Source: Ofcom March 2026

The property has Ultrafast broadband available. The connection type is "FTTP (Fibre to the Premises)". 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 4 Mb 1 Mb YES

Superfast Unavailable Unavailable YES

Ultrafast 1800 Mb 220 Mb YES

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# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

## **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.

## **CONVEYANCING MADE SIMPLE**

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.

## **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**

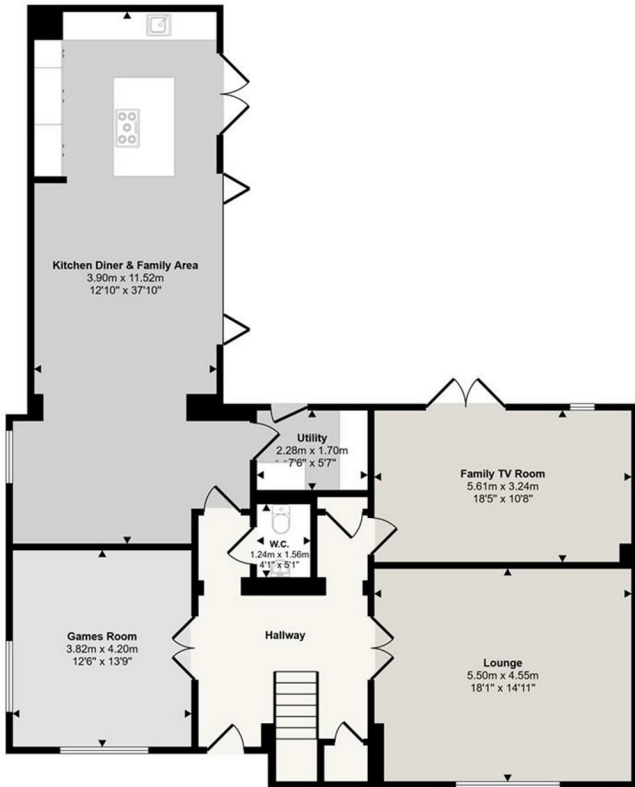
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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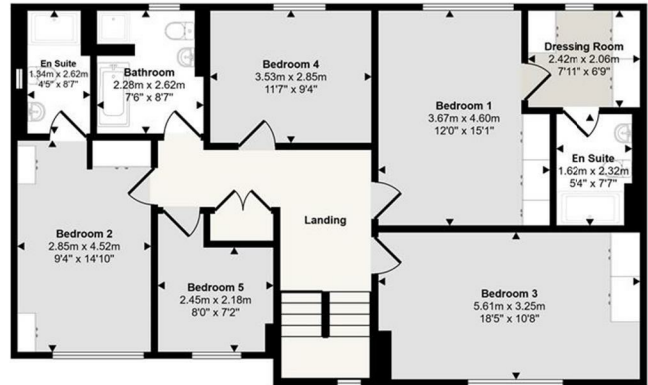
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# BOWMONT WALK ST. MARY PARK MORPETH NE61 6DA

Approx Gross Internal Area  
238 sq m / 2557 sq ft



Ground Floor  
Approx 135 sq m / 1451 sq ft



First Floor  
Approx 103 sq m / 1106 sq ft

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.

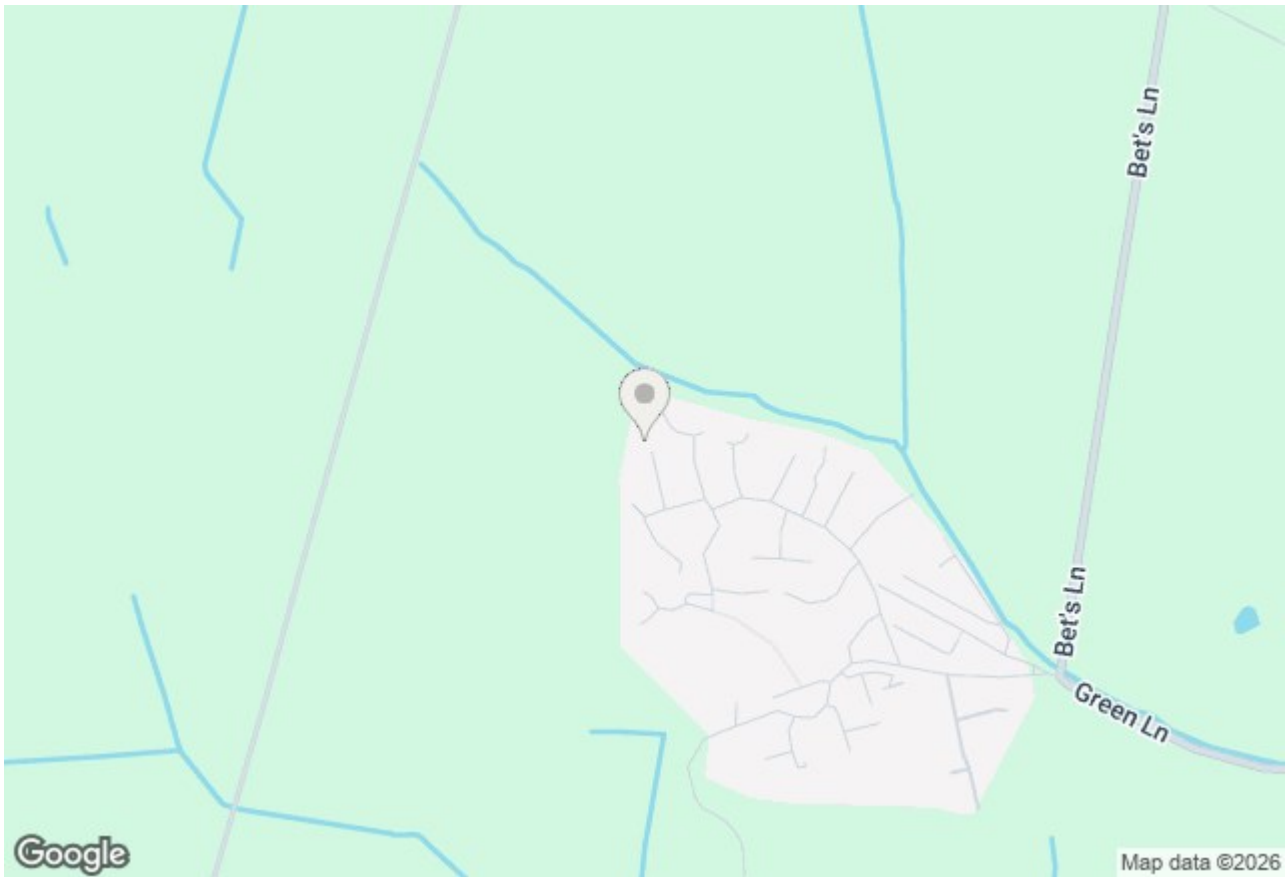
### Energy Efficiency Rating

	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	

85 90

### 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	



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