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EARSDON, MORPETH, NE61

Offers Over £800,000

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Substantial Detached Traditional Farmhouse Boasting Close to 4,500 Sq ft of Internal Living Space with Extensive Grounds and Gardens Which Stretch to Approximately 2.5 Acres, with Four Reception Rooms, Open Plan Kitchen/Dining Room, Six Bedrooms, Three Family Bathrooms plus Separate Shower Room, Conservatory & Several Outbuildings Providing Further Development Potential!

Brunton Residential are delighted to offer for sale this generous, six-bedroom detached family home which is located within Earsdon, Morpeth. Earsdon is situated just 5 miles North of the charming and historic market town of Morpeth, with its excellent array of shops, cafes, restaurants and amenities. The property benefits from direct access to the A1 and is also positioned just 10 minutes from the stunning Northumberland Coastline.

Located nearby is Burgham Park Golf Club, Tritlington first school is within a mile to the south and the property is within the catchment area for the middle school and The King Edward VI High School in Morpeth, The village of Felton is located within 5 miles with excellent amenities including a shop and restaurants.

This unique property blends period charm with spacious interiors, including four generous reception rooms, a well-appointed kitchen/breakfast room with additional prep and utility areas, and a large conservatory overlooking the gardens. The principal suite benefits from an en-suite, with additional bathrooms including a Jack-and-Jill and two re-fitted family bathrooms.

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Internally, the property is accessed via a central hallway, which features a staircase leading to the first floor and doors leading into both the conservatory and the formal living room. The formal living room, which enjoys exposed roof timbers, also offers a beautiful wood-burning stove which is set within an Inglenook fireplace, and a large bay window overlooking the front gardens.

The living room provides access to a rear lobby, which in turn leads to a second reception room, currently utilised as an excellent study, with fitted bookshelves and access to a large storage area.

To the rear of the property, an inner hallway leads to an impressive kitchen/breakfast room, with tiled flooring, a mains gas-fired 'Aga' range cooker, and a window overlooking the side courtyard. The kitchen flows through to a secondary kitchen prep/utility area, which provides access to both the rear courtyard and an additional utility room.

The ground floor accommodation extends further into a dining area, which opens into a spacious conservatory with doors leading out onto the front terrace and gardens.

A further door from the dining area leads into the side annexe, which currently comprises a games room, a second kitchen space, and access to a ground-floor family bathroom. The sitting/games room also features a secondary staircase leading up to the first floor. This space is extremely versatile and could provide separate facilities for multi-generational living (for grandparents/teenagers) or as way of generating further income should it be required.

The main staircase from the central hallway leads up to the first-floor landing, which gives access to six good-sized bedrooms. The first floor also includes two en-suite bathrooms, one of which benefits from a Jack-and-Jill arrangement, as well as a well-presented family bathroom that has been re-fitted, and features a four-piece suite, including a cast-iron freestanding bath and walk in shower.

Externally, the property benefits from a large outbuilding that offer further potential for development (subject to planning consents) if desired. The extensive grounds extend to approximately 2.5 acres and include a large enclosed garden, fruit trees, and a partially walled formal garden.



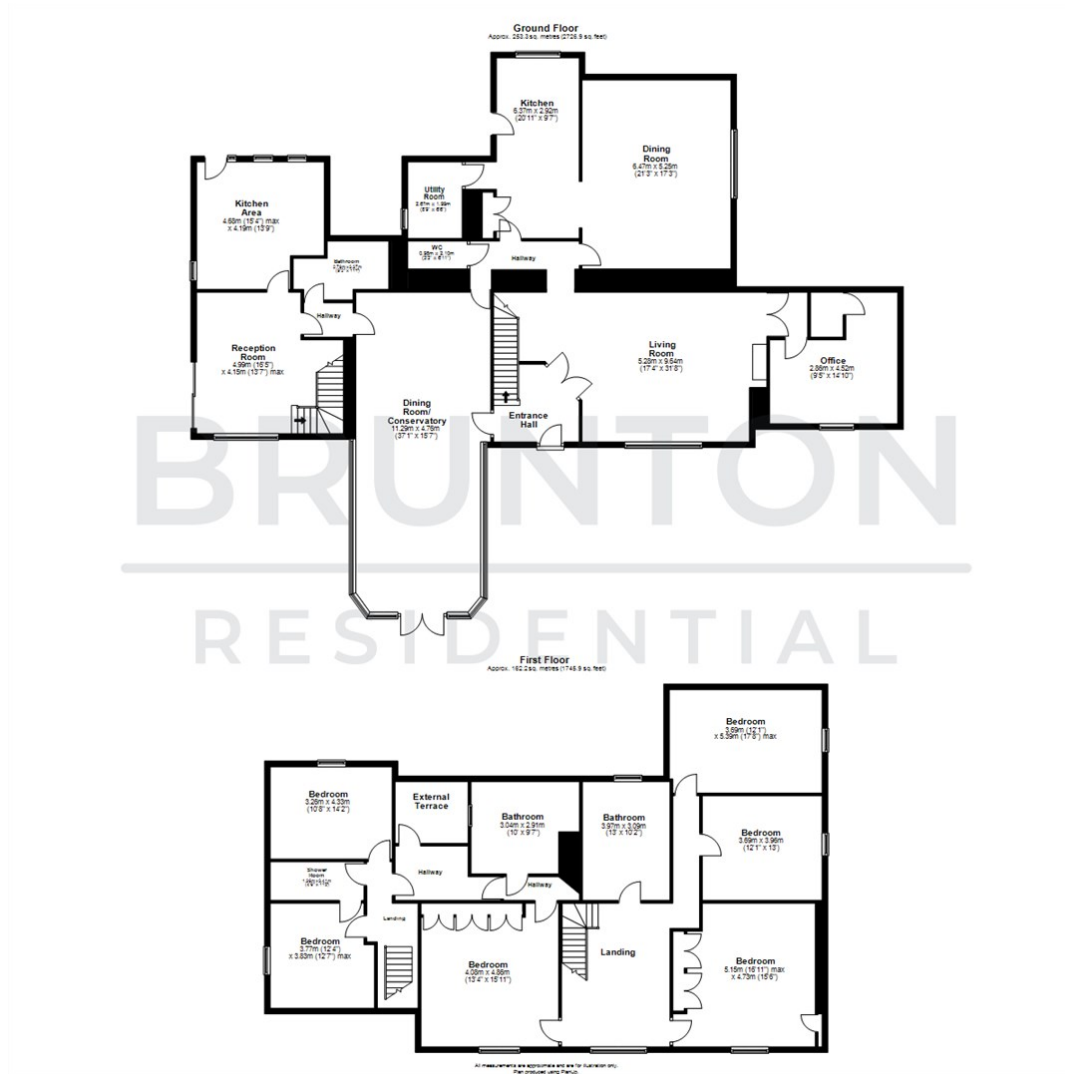
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : E



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	82	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B			(81-91) B	
	(69-80) C			(69-80) C	
	(55-68) D			(55-68) D	
	(39-54) E			(39-54) E	
	(21-38) F			(21-38) F	
	(1-20) G			(1-20) G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	