



Stone Cottage, Newgate Street, Morpeth  
£265,000

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

The property is entered directly from the footpath into a spacious open-plan living room, where a large double glazed window allows excellent natural light to flow through the space. This room retains a warm and welcoming cottage feel, enhanced by Karndean oak-effect flooring, a feature fireplace with tiled surround and recessed alcoves. An open-tread staircase rises to the first floor, while a balustrade and steps lead down to the kitchen and dining area, creating a subtle yet effective sense of separation within the open layout.

The kitchen/dining area is fitted with a quality range of Shaker-style units at base level, complemented by composite granite effect worktops and matching upstands. Features include an inset Belfast sink with monobloc tap, four-ring induction hob, oven and grill, integrated fridge and washing machine, extractor fan, and a double-glazed door providing access to the rear.

To the first floor, there are two well proportioned double bedrooms, one benefiting from fitted wardrobes and a useful storage cupboard. The principal bedroom enjoys the added advantage of a door opening onto a private roof terrace, an ideal space for relaxing or unwinding in the evening.

The bathroom is well appointed with a concealed-cistern WC, vanity unit with wash basin, and a walk-in shower featuring a mains-fed rainwater shower and heated towel rail radiator. In addition, there is a separate WC located at the top of the landing, fitted with a hand basin and tiled flooring, adding to the practicality of the accommodation.

The property is well suited to a wide range of purchasers and enjoys a convenient central setting within the historic market town of Morpeth. Offering a comprehensive range of traditional shops and national retailers close at hand, along with excellent schooling for all ages, and a variety of bars, restaurants and leisure facilities. Transport links are good, with local bus services available, easy access to the A1 trunk road for travel north and south, and a mainline rail station providing direct connections to Newcastle, Edinburgh and London. Newcastle City Centre and Newcastle International Airport are both approximately 18 miles away, making this an excellent base for commuters as well as those seeking a centrally located Northumberland retreat.



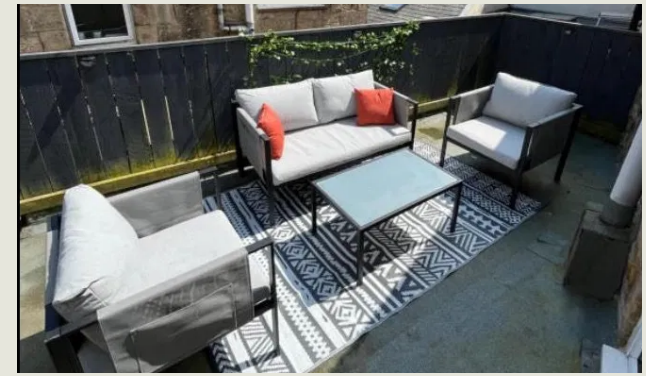












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