



Seaton Ryde

Tranwell Woods, Morpeth





Proposed ground floor plan. Not to scale. Red hatch indicates existing walls to be retained.

Seaton Ryde Tranwell Woods, Morpeth

Great development opportunity in Tranwell Woods - detached bungalow with swimming pool, five reception rooms, six bedrooms and self contained one bedroom annexe, extensive mature gardens of circa 2.1 acres, generous driveway and detached double garage.

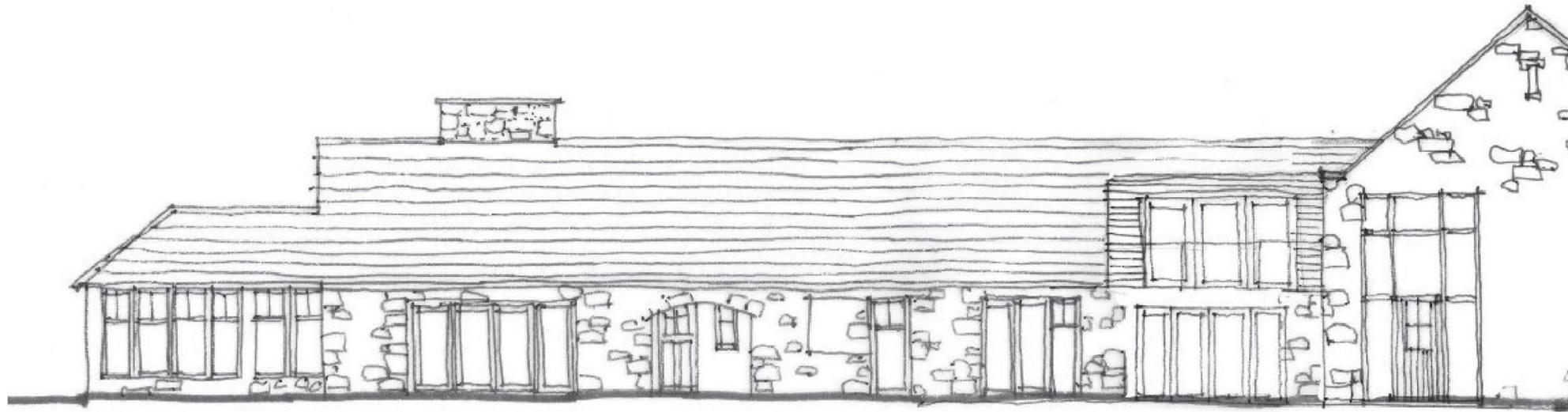
Planning Permission for a two storey front extension & remodelling of external appearance (NCC REF 19/03955/FUL) to include the creation of a new centrally placed, double height entrance to the property with feature staircase, a single wide 'gallery' with views which connects the living areas re-sited to the west wing providing an entertaining area with improved access to the gardens, and the bedroom accommodation to the east wing. The remodelled property will have a floor area of 10,400 sq ft.

Price Guide:
£755,000

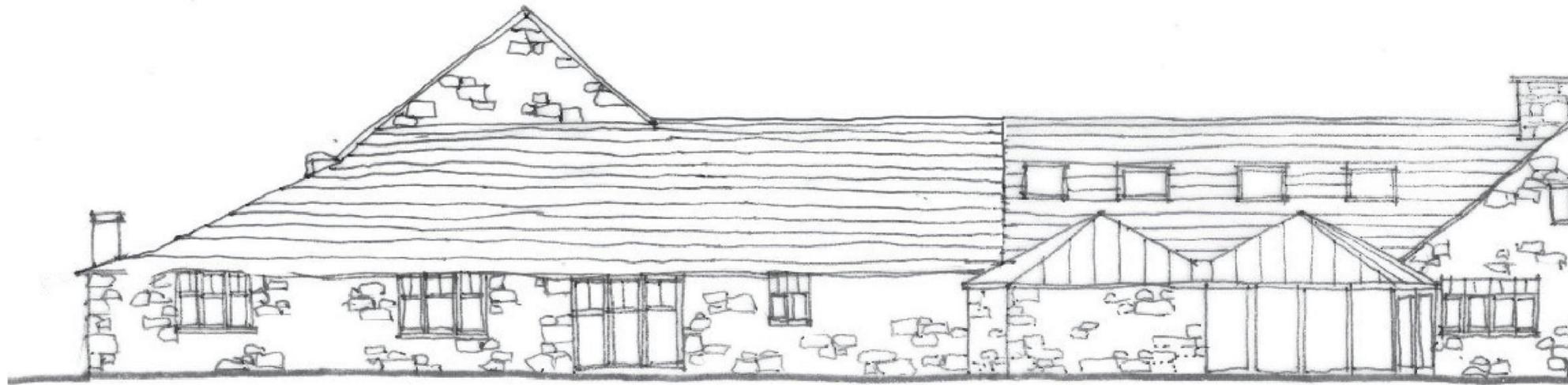




Proposed Sketch Development Elevations. Not to scale. Please refer to separate submitted plans for latest elevations



South-west elevation. Not to scale.



North-east elevation. Not to scale.

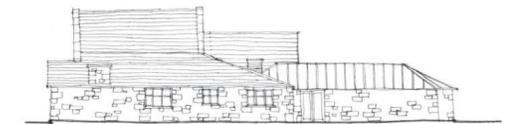
Ground Floor - Reception hallway with open tread staircase to the first floor | Generous sitting room with exposed stone to the wall and large bay window to the front overlooking the gardens - French doors open to the garden room and an arch leading to snug/study | Garden room with doors and windows to the garden | Snug/study - a versatile third reception room | Formal dining room with a bay window to the rear | Impressive sized kitchen/breakfast room with an AGA, fitted with a range of cabinets with double oven, hob and space for a fridge/freezer - sliding patio doors open to the indoor swimming pool

Bedroom Wing | Cloaks/boot room with bathroom/wc serving the swimming pool | Ground floor guest bedroom two - L shaped with a bay window to the front and built in storage Large internal ensuite bathroom with corner bath and separate shower | Two further double bedrooms | Double bedroom five with patio doors to the swimming pool

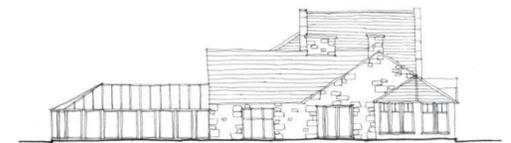
First Floor - Large loft room currently used as a games room and bar area, with full working fitted bar and three Velux style windows to the roof | Access from the loft room to a further walk- in loft/attic storage area | Master bedroom suite with a ground floor bathroom and a staircase leading exclusively to the first floor master bedroom - excellent size master bedroom with two Velux style windows and two additional windows | Dressing room with built in wardrobes



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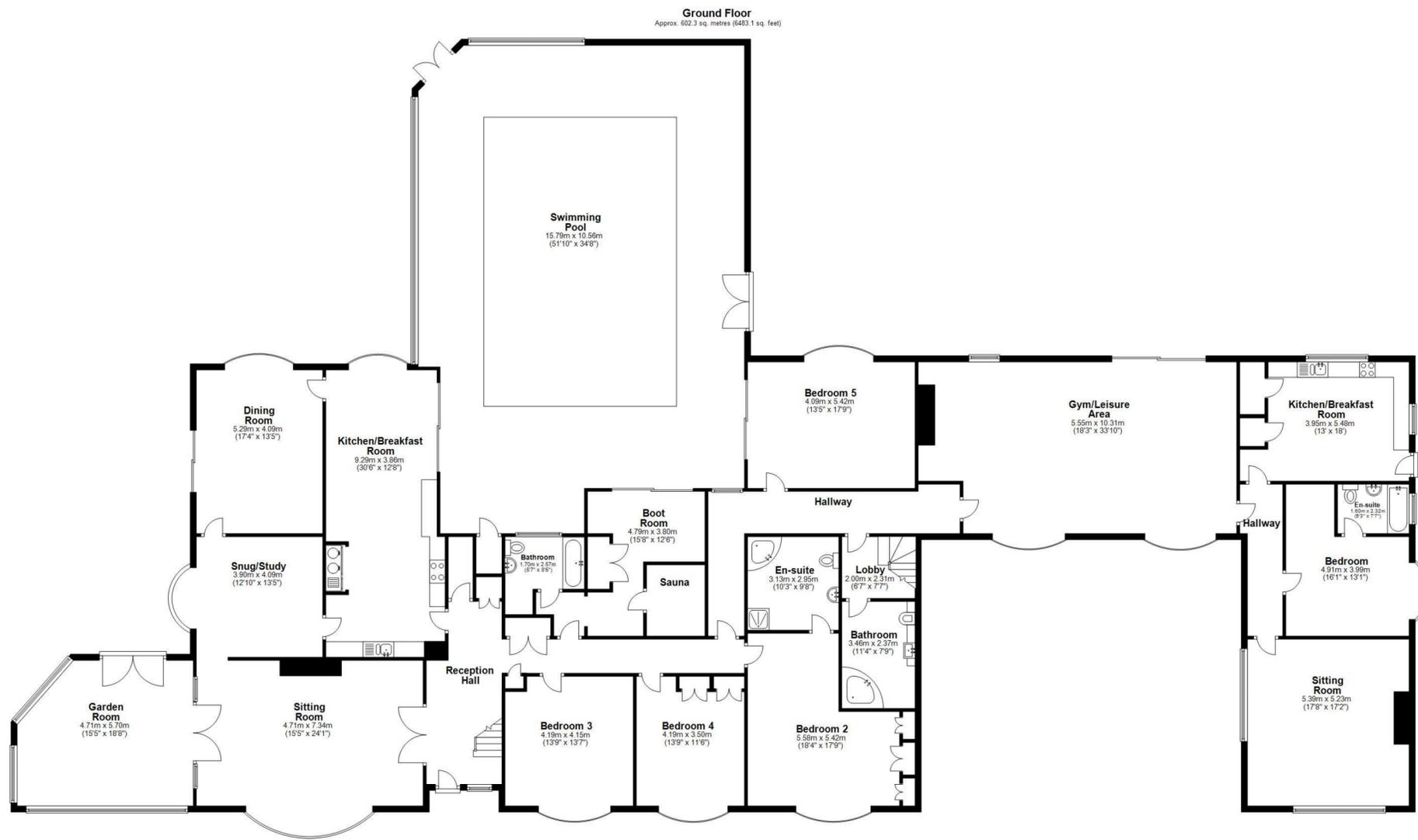


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North-west elevation. Not to scale.





Total area: approx. 717.3 sq. metres (7721.0 sq. feet)
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Leisure Facilities - Large gym/leisure area with windows to the front and patio doors opening to the rear garden | Large covered pool area with swimming pool and jacuzzi - two sets of patio doors open to the gardens

Annexe - One bedroom annexe that would lend itself to a variety of uses - sitting room, kitchen/breakfast room, double bedroom with ensuite shower room/wc

Externally - Seaton Ryde occupies a mature garden site of approx 2.1 acres, with extensive lawns and mature trees to the boundary. The property has a large driveway with parking for several vehicles and a detached double garage.

NOTE The property shares a driveway at present with the new build property, Truffle House, with the possibility of transferring the existing driveway to Truffle House and a new driveway to be constructed to the eastern boundary.

Tranwell Woods is renowned for its luxury detached homes, set in a beautiful quiet and tranquil woodland setting - there is excellent road access to Morpeth town centre and Ponteland village, and the A1 linking to Newcastle to the south for easy commuting throughout the region.

The area is well supported by equestrian facilities, local village pubs/restaurants, excellent golf courses and other leisure amenities.

Services: Mains electricity and water | Propane gas central heating | Private drainage | Tenure: Freehold | Council Tax Band: H

4 MATERIALS

4.1 Materials Palette

The existing materials palette is typical of 1970's - 1980's construction. It has a concrete tiled roof, buff brick walls with some elements of random rubble stonework to the front elevation.

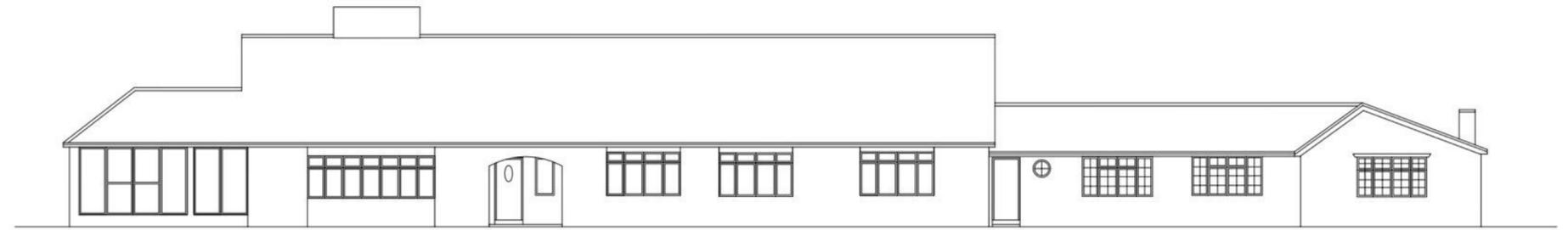
The proposal is to keep the random rubble stonework and repeat similar details on the new extension. The roof will be replicated in tiles to match the existing as any change on this small portion would look out of place.

The existing windows are a range of styles and patterns and are all uPVC. It is proposed that new windows will be timber and any poor quality existing windows will be replaced to match the new.

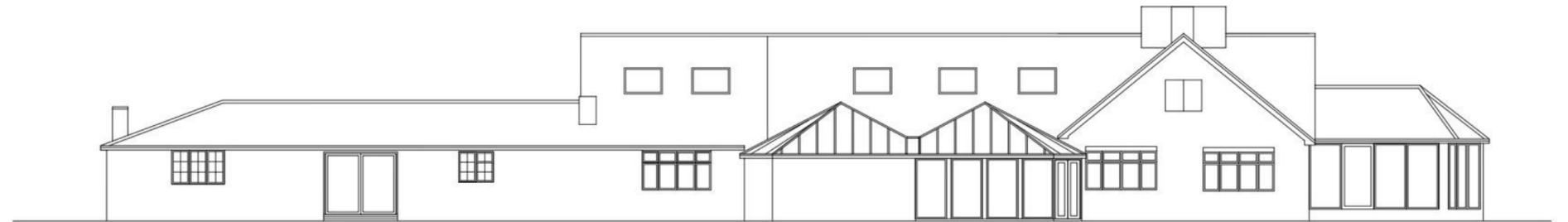
5 CONCLUSION

The existing house has been subjected to several ill-conceived extensions over the last 20 years. This proposal seeks to unify the existing elements to create a more positive family home. In practice this is achieved through mainly internal modifications and the 'infilling' of part of the existing plan.

The overall height of the house is not significantly increased and the impact on any neighbours is negligible. As the house is not directly facing onto any existing neighbouring properties, there are no impacts. The site as a whole is very well screened and as such there is no wider effect on the street scene.



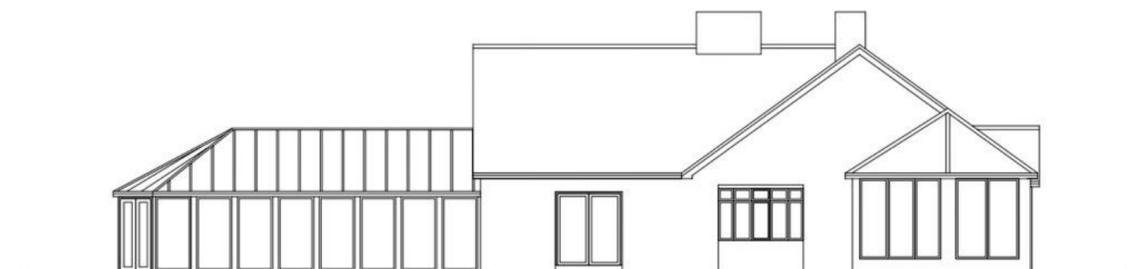
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

Existing survey plans

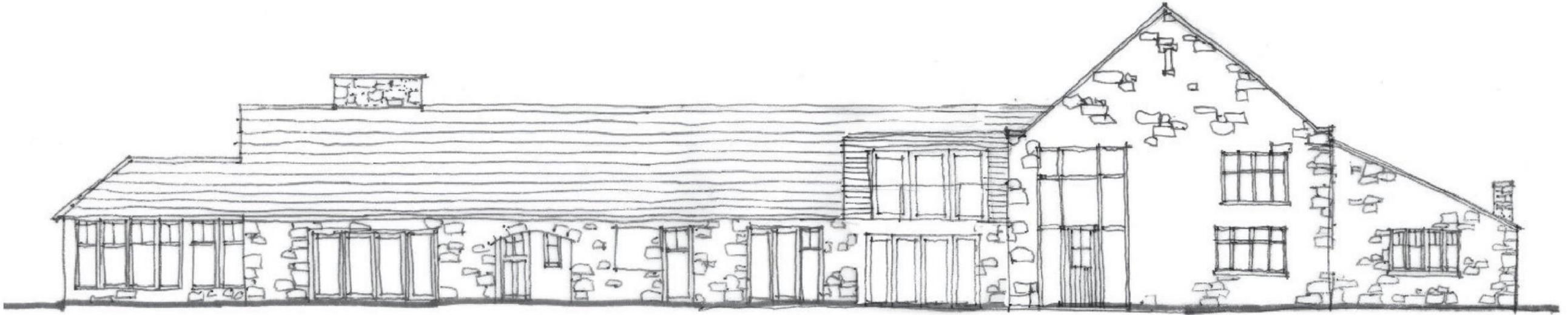


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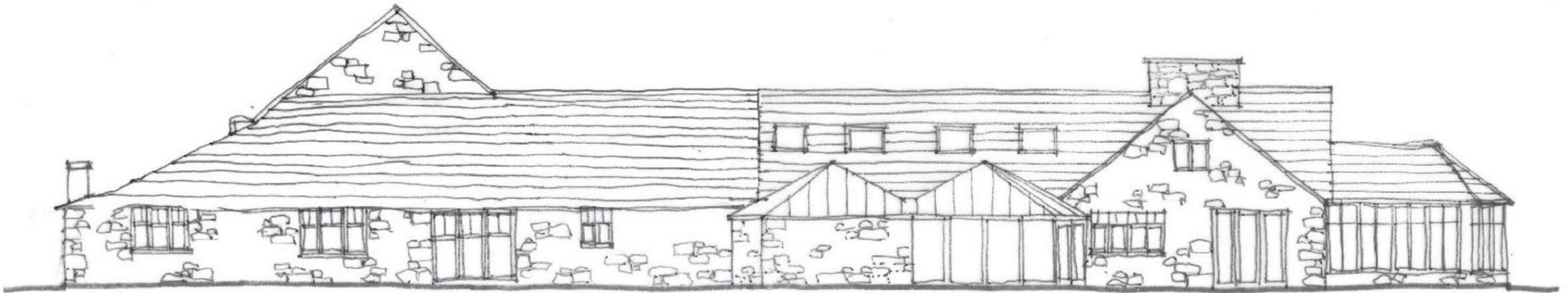


Proposed first floor plan. Not to scale.

Proposed Sketch Development Elevations. Not to scale. Please refer to separate submitted plans for latest elevations



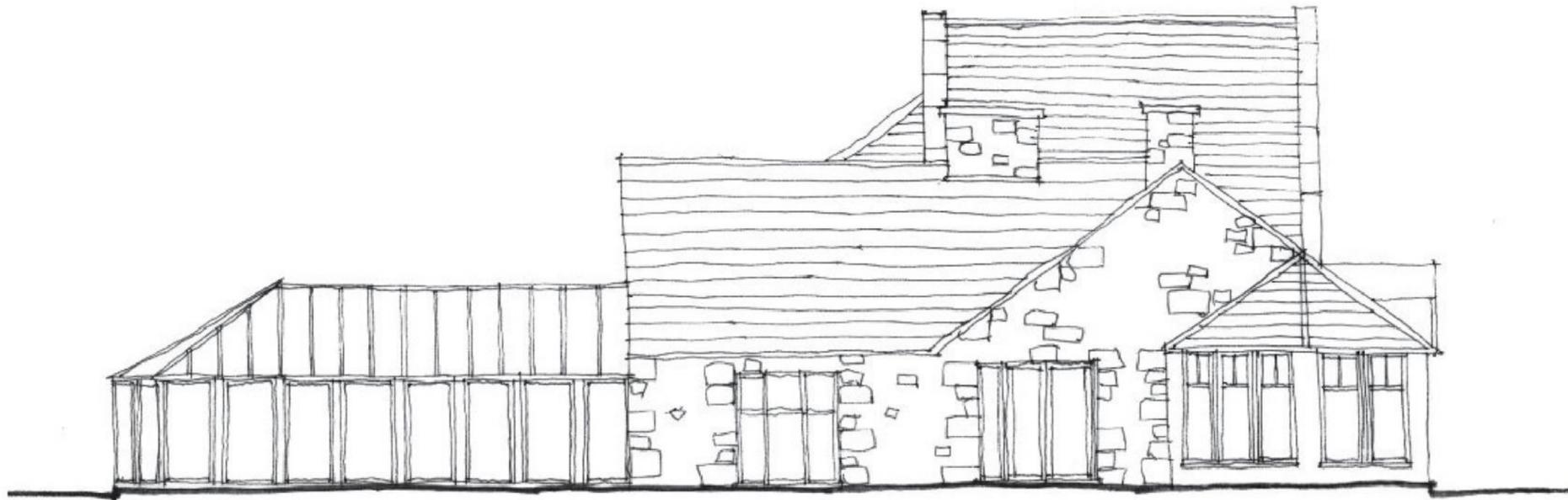
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rare!
From Sanderson Young