

# SIGNATURE

## NORTH EAST

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📍 East Farm, Morpeth NE61 3LA

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## Offers Over £640,000

Signature North East are delighted to welcome this impressive four-bedroom barn conversion to the market, ideally located just outside of Morpeth town centre. Set within a highly sought-after position, the property enjoys a superb balance of countryside tranquillity and convenience, surrounded by open farmland and scenic walking routes. Despite its peaceful setting, Morpeth town centre is just a short drive away, offering a wide range of amenities, well-regarded schools and excellent rail links, making this an ideal home for those seeking space, privacy and accessibility.

Upon entering, you are welcomed into a central hallway leading through to a spacious living room, offering ample room for a range of furnishings. The living area flows seamlessly into a stunning garden room, enhanced by two striking arched windows that flood the space with natural light. The property showcases beautiful exposed stone brickwork throughout, adding character and charm in keeping with its barn conversion style. The open plan kitchen/diner provides excellent space for a dining table, alongside a breakfast bar for more casual dining. The kitchen is well appointed with a range of attractive wall and base units, complemented by sleek worktops and integrated appliances including a fridge and dishwasher. French doors, framed with elegant stone detailing, lead out to a charming paved area. Completing the ground floor is a generous utility room with built-in units and rear access, along with a convenient W.C.

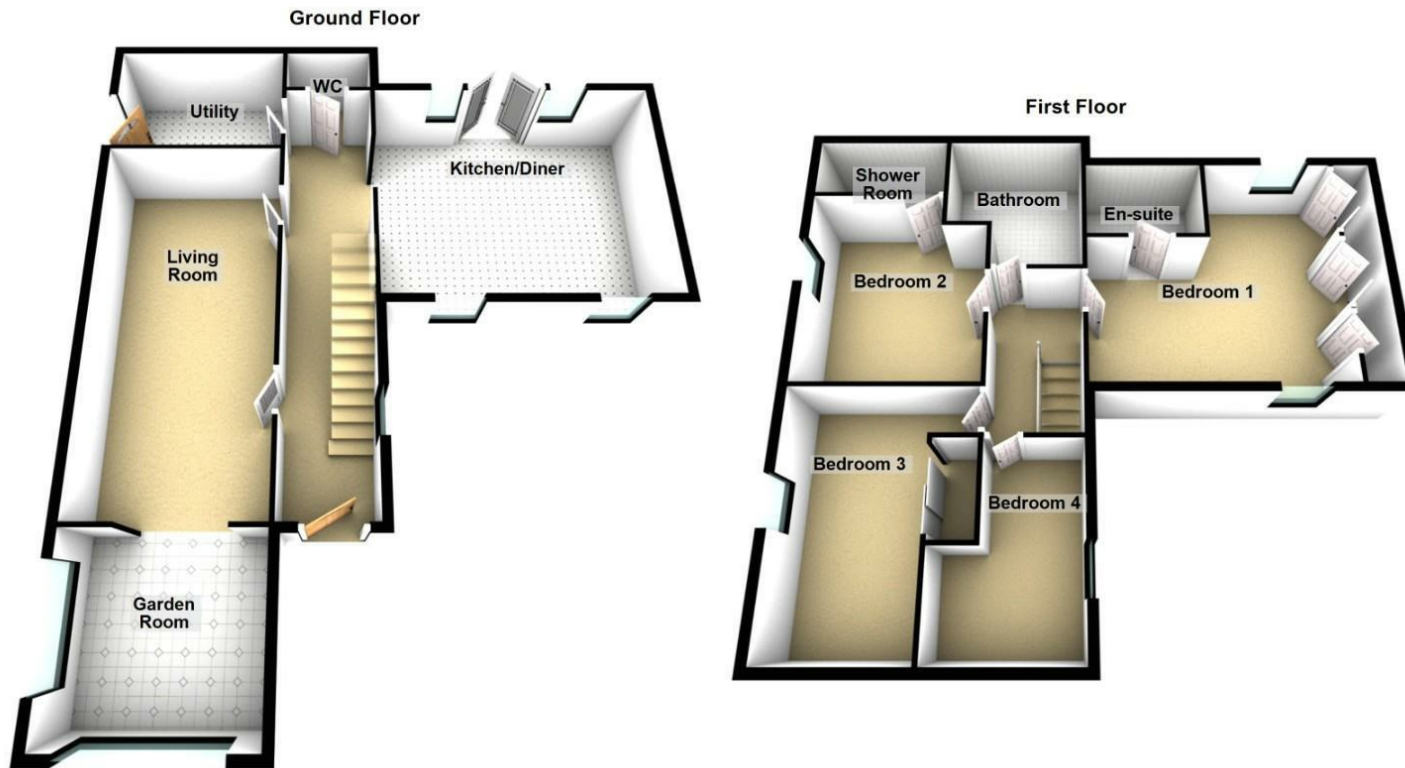
To the first floor, there are four bedrooms, all of which can comfortably accommodate a double bed and additional furnishings. The primary bedroom benefits from fitted wardrobes, a stylish en-suite with shower, W.C. and hand basin, as well as beautiful exposed beams adding character to the space. Bedroom two also features its own en-suite shower room, whilst bedroom three offers built-in sliding door wardrobes. Completing the accommodation is a well-appointed family bathroom comprising a bathtub, separate shower, hand basin and W.C.

Externally, the property boasts a large private garden, mainly laid to lawn with a generous patio area, ideal for outdoor seating and entertaining. The home further benefits from a private driveway, providing off-street parking, as well as a large stone detached double garage with electric doors.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 191.0 sq. metres (2056.0 sq. feet)

## Measurements:

Living Room  
25'10" x 11'10"

Garden Room  
11'3" x 11'10"

Kitchen / Diner  
16'6" x 19'8"

Utility  
8'4" x 11'9"

W.C.  
3'4" x 6'0"

Bedroom One  
16'2" x 16'11"

En-Suite  
5'6" x 7'11"

Bedroom Two  
13'8" x 11'10"


Shower Room  
8'5" x 4'1"

Bedroom Three  
16'1" x 11'10"

Bedroom Four  
12'9" x 9'1"

Bathroom  
9'9" x 9'3"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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