



Stable House

ANGERTON HALL, NE61 4ES

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



4 BEDROOMS
3 BATHROOMS
4 RECEPTION ROOMS

OFFERS OVER
£950,000

- Semi Detached Family Home
- Circa 1.6 Acre
- Four Reception Rooms
- 30ft Drawing Room
- Four Double Bedrooms
- Three Bathrooms

Substantial semi-detached home

This four-bedroom semi-detached house is for sale near Morpeth, offering a substantial family home set within approximately 1.6 acres of grounds, including woodlands and a south-facing lawn. Built in stone and approached via a carriage driveway, the property combines generous internal accommodation with extensive outdoor space. The location provides convenient access to both Ponteland and Morpeth, each approximately 20 minutes away, where a range of amenities, shops, cafés and services can be found. Morpeth railway station offers connections to Newcastle and further afield, while local road links provide access to regional centres and the wider Northumberland area.



Well-defined living room

The neutrally decorated interior includes four reception rooms, providing well-defined yet flexible living areas. A 30ft drawing room with open fire and garden views forms a key focal point for the home, complemented by a separate living room with large windows and direct access to the garden.





Formal dining room

There is also a formal dining room and a dedicated home office, supporting both family living and home working.

Spacious, light-filled kitchen

The kitchen benefits from good natural light, with space for dining and a breakfast area, and features an AGA stove. A separate utility room and ample storage cupboards are located throughout the house, enhancing day-to-day practicality.





Comfortable bedrooms

The principal bedroom is a master suite with three windows, a walk-in closet and an ensuite bathroom. A further double bedroom also has an en-suite, while the remaining two double bedrooms are served by a family bathroom, providing comfortable accommodation for families.

Impressive garden

Externally, the grounds include a south-facing lawn and areas of woodland, with nearby green spaces and parks adding to the rural setting. Bolam Lake is around five minutes away, offering walking routes and scenic outdoor leisure.



Property Description

GROUND FLOOR

Drawing Room:

23'09" x 30'02" - 7.24m x 9.21m

Living Room: 18'01" x 18'01" - 5.51m x 5.51m

Dining Room: 18'08" x 13'04" - 5.69m x 4.06m

Kitchen: 24'10" x 19'05" - 7.57m x 5.92m

Utility Room: 6'08" x 11'00" - 2.03m x 3.35m

Home Office: 10'02" x 9'02" - 3.10m x 2.79m

FIRST FLOOR

Bedroom One:

18'06" (max) x 18'01" - 5.64m x 5.51m

Dressing Room:

6'02" x 11'10" (+wardrobes) - 1.88m x 3.61m

Ensuite: 6'07" x 13'10" - 2.00m x 4.22m

Bedroom Two:

14'03" x 15'07" - 4.34m x 4.75m

Ensuite: 3'09" x 10'02" - 1.14m x 3.10m

Bedroom Three:

14'03" x 15'07" - 4.34m x 4.75m

Bedroom Four:

13'07" x 9'03" - 4.15m x 2.82m

Bathroom:

10'09" (max) x 7'11" (max) - 3.28m x 2.41m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: OIL & OPEN FIRE

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE/DRIVEWAY

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Tenure: Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: G

EPC Rating: TBC

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GROUND FLOOR



FIRST FLOOR



EPC TBC



For more information please contact our branch today via:
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