



Northumberland  
Properties

**25 St. Mary Lane, St. Mary Park**  
**£400,000**





## 25 St. Mary Lane

St. Mary Park, Morpeth

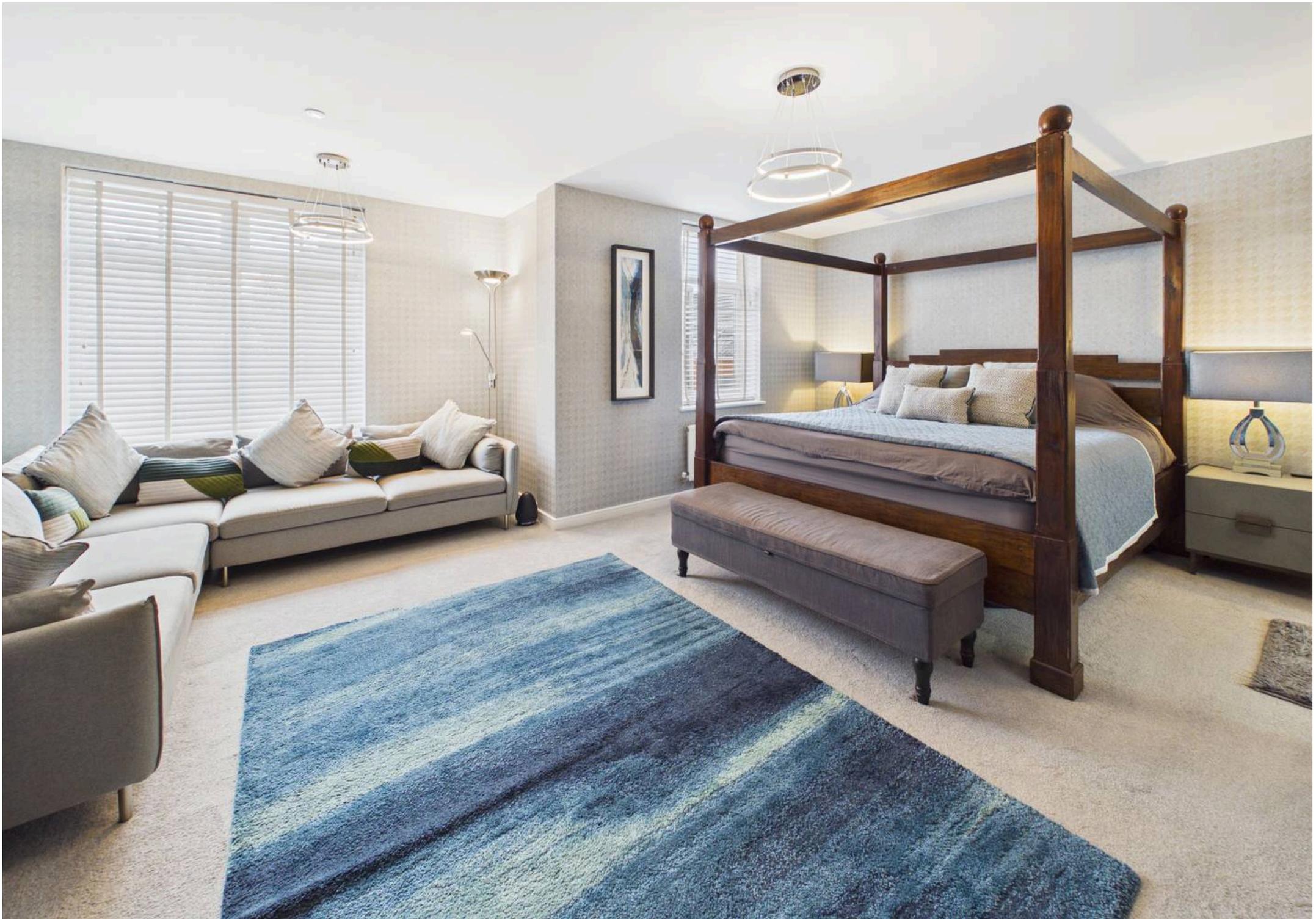
Council Tax band: E

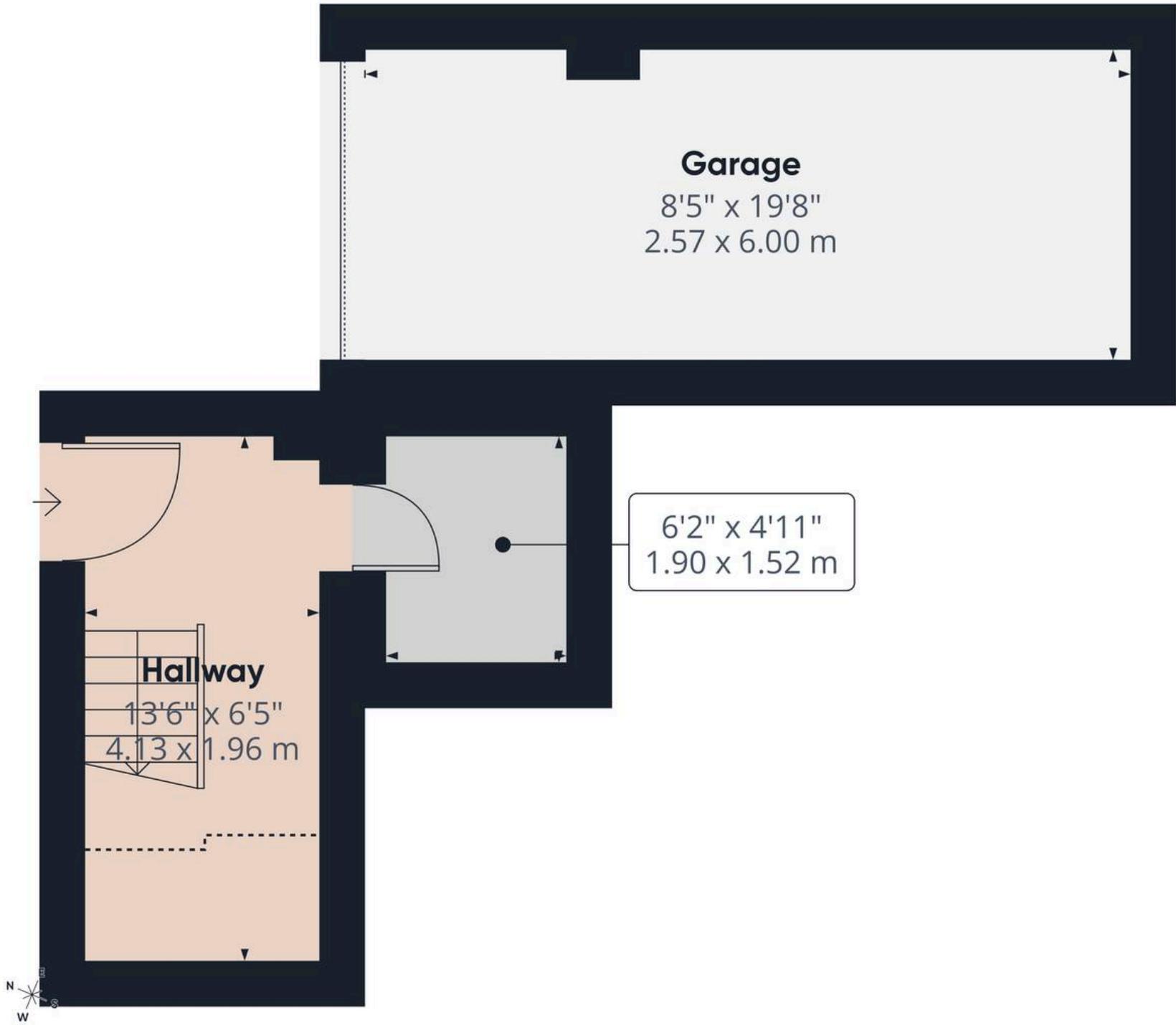
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Exceptional penthouse apartment with private entrance.
- Situated within the prestigious St. Mary Park development, enjoying countryside surroundings
- Two extraordinarily spacious double bedrooms, both beautifully appointed and benefitting from en-suite bathrooms.
- Impressive upper-level open-plan living space with striking feature window and elevated outlook.
- Separate snug area and versatile additional room, currently used as a workspace, ideal as a cinema room, studio or occasional guest room.
- Driveway parking and single integral garage, adding practicality and security.
- Immaculately presented throughout, finished and decorated to an exceptional standard.
- Excellent access to Morpeth, the A1, Newcastle International Airport and mainline rail connections.





First Floor

**Approximate total area<sup>(1)</sup>**

285 ft<sup>2</sup>  
26.5 m<sup>2</sup>

**Reduced headroom**

21 ft<sup>2</sup>  
2 m<sup>2</sup>

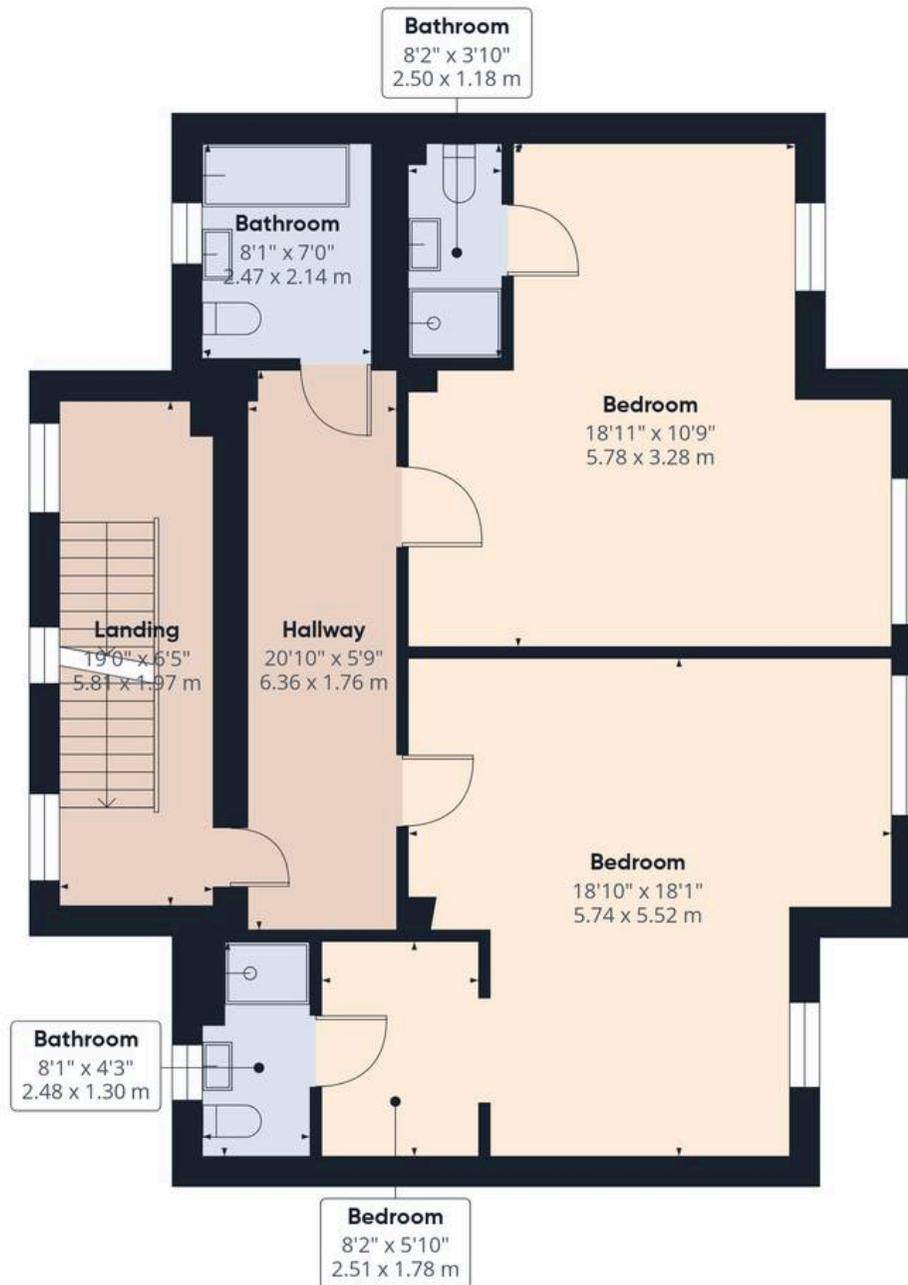
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Approximate total area<sup>(1)</sup>

940 ft<sup>2</sup>  
87.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 2



First Floor



Approximate total area<sup>(1)</sup>

2282 ft<sup>2</sup>  
212.2 m<sup>2</sup>

Reduced headroom

21 ft<sup>2</sup>  
2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Set within the highly regarded St. Mary Park on the edge of Morpeth, this remarkable penthouse apartment offers an exceptional standard of living, combining architectural interest, generous proportions and a rare sense of privacy.

Accessed via its own private entrance, the property immediately distinguishes itself from conventional apartment living. A welcoming entrance hall provides a substantial built-in storage cupboard, ideal for coats, footwear and everyday essentials, ensuring the space remains as practical as it is impressive. From here, two flights of stairs rise through the property, creating a sense of progression and anticipation before the principal accommodation unfolds.

The first level hosts two extraordinarily spacious double bedrooms, each beautifully appointed and benefitting from its own en-suite bathroom. A further family bathroom on this floor enhances flexibility, making the layout equally suited to guests or family living.

Ascending to the upper level, the apartment opens into a truly spectacular living environment. The expansive open-plan kitchen, dining and sitting area is flooded with natural light, anchored by a striking feature window that frames elevated views across the surrounding landscape. The volume of the room creates a wonderful sense of openness. A snug area is subtly tucked into one corner, offering an additional reception space that feels both connected and distinct, perfect for quieter evenings or informal gatherings.

From the central living space, a further versatile room provides outstanding adaptability. Currently utilised as a workspace, it could effortlessly serve as a studio, dining area or study. This flexibility significantly enhances the lifestyle appeal of the property.



# Northumberland Properties

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