Linden Acres

NORTHUMBERLAND, NE65 8XQ

RMS | Rook Matthews Sayer

INCORPORATING Fine LIVING

4 BEDROOMS

4 BATHROOMS

3 RECEPTION ROOMS

AVAILABLE FOR SALE AT

£899,950

Substantial detached family home

Very rarely found on the market, sits this substantial four bed detached family home on Linden Acres. Nestled within a small cluster of luxury high end homes, this is a highly sought after and exclusive development set within Linden Acres. Offering an idyllic retreat, this home offers a prime spot, set on a beautifully landscaped private garden. One of just 17 luxury homes within this prestigious setting, the property resides in the historic grounds of Linden Hall Country House, which features a hotel, spa, and golf resort. Thoughtfully upgraded and beautifully enhanced by the current owner, it now offers a stylish and contemporary living space, perfectly suited to modern family life, with high-quality finishes throughout. The historic town of Morpeth is approximately 8 miles away, where you have access to an array of local bars, restaurants, shopping delights and fabulous river walks.

Warm, light-filled living room

Upon entering you are greeted by a welcoming entrance hall, with a convenient cloakroom and separate WC. This leads seamlessly through to a large bright and airy lounge, with floods of natural light and complimented with log burner and surround, adding a touch of warmth. The conservatory is a great addition, allowing its new owners to relax and soak up the picture-perfect garden views. To the front you have an additional sitting room with a view, complete with solid oak floors throughout, plus a separate generous sized dining room, making ideal for families.

Impressive, open-plan kitchen

The heart of this impressive home is the open-plan kitchen, dining, and family area that blends style and functionality. The kitchen boasts a range of wall and base units, offering ample storage throughout and appliances to include an electric oven and induction hob with an extractor fan above, set within a stunning black Quartz bench top. You further benefit from an additional utility room, offering further storage and access directly into a large double garage.

Stunning master bedroom

Ascending to the first floor, the landing provides access to four well-proportioned bedrooms, finished with modern décor throughout. The principal bedroom, featuring solid oak flooring throughout, with views to the front and an en-suite bathroom including wash basin, WC, bath tub and separate shower.

Spacious bedrooms & bathroom

Bedroom two is a large double with views over the rear garden and en-suite, to include wash basin, W.C. and bath tub. Bedroom three is again, a double with fitted wardrobes, offering excellent storage and an en-suite to include wash basin, WC, bath and shower over bath. Bedroom four completes the upper floor, again is a spacious double, fitted with carpets and again its very own en-suite bathroom, fitted with wash basin, W.C. and bath tub.

Well-maintained external

Externally, the property boasts real kerb appeal with a large well-maintained frontage, block-paved driveway providing parking for several cars and leads to the double garage. To the rear you have a fully enclosed and well-designed garden, which in the summer months, pops with colour and vibrancy, great for relaxation and entertaining. Currently features a laid to lawn level area with a spacious paved patio, which ensures ease of maintenance.

Property Description

GROUND FLOOR

Lounge: 17’5 x 13’9 (5.36m x 4.25m)

Sitting Room: 13’8 x 10’10 (4.21m x 3.30m)

Dining Room: 13’4 x 12’8 (4.10m x 3.93m)

Kitchen/Breakfast Room:
29’0 x 10’0 (8.85m x 3.05m)

Conservatory: 12’11 x 11’6 (3.94m x 3.55m)

Utility: 8’2 x 11’4 (2.50m x 3.50m)

W.C: 7’4 x 4’2 (2.27m x 1.30m)

FIRST FLOOR

Bedroom One: 15’8 x 10’2 (4.82m x 3.10m)

Ensuite: 10’7 x 6’3 (3.27m x 1.91m)

Bedroom Two: 16’6 x 11’3 (5.09m x 3.46m)

En-suite: 9’9 x 6’1 (2.97m x 1.85m)

Bedroom Three: 13’3 x 10’6 (4.08m x 3.26m)

En-suite: 9’0 x 5’6 (2.76m x 1.71m)

Bedroom Four: 11’4 x 10’3 (3.50m x 3.12m)

En-suite: 10’5 x 5’5 (3.18m x 1.65m)

Garage: 18’0 x 18’0 (5.50m x 5.50m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: LPG
Broadband: FIBRE TO PREMISES
Mobile Signal Coverage Blackspot: NO
Parking: GARAGE & DRIVEWAY

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

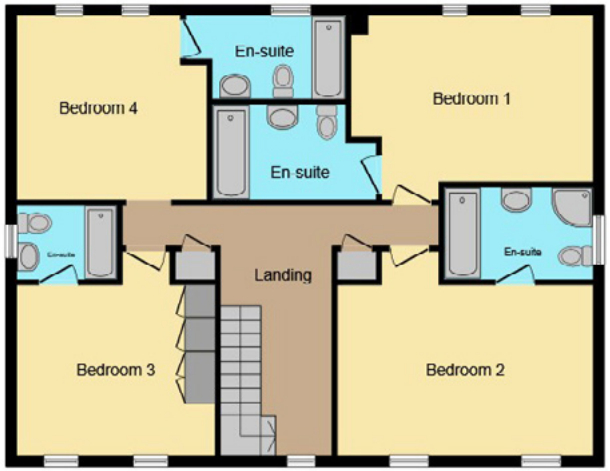
Council Tax Band: G

EPC Rating: E

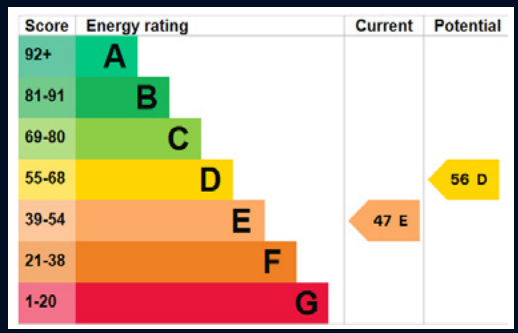
M00008725.AB.JD.23/01/2026.V.2

Floor Plans

GROUND FLOOR



FIRST FLOOR



The Property Ombudsman

For more information please contact our branch today via:

T: 01670 511711 morpeth@rmsestateagents.co.uk

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