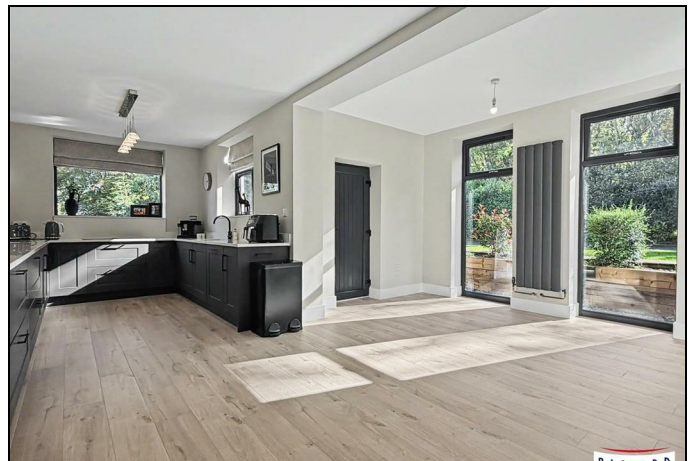
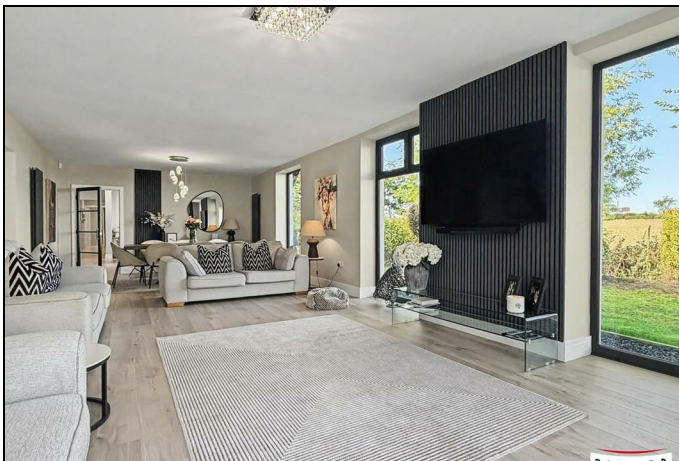


STANNINGTON MORPETH NE61 6AL



- Exceptional detached bungalow in an elevated rural setting
- Impressive open-plan living spaces with extensive glazing
- Convenient reach of Morpeth and its excellent amenities
- Tenure: Freehold
- Services: Mains Electric, Water, LPG CH, Septic Tank

- Approximately 1 acre of private grounds and woodland
- Far-reaching countryside views towards the Northumberland coast
- EPC Rating: TBC
- Council Tax Band D
- Virtual Tour & Floorplan Available

Price £1,500,000

STANNINGTON MORPETH NE61 6AL

A truly exceptional detached bungalow, occupying a magnificent elevated setting within approximately 1 acre of beautifully established private grounds, situated to the south-west of the small hamlet of Glororum, south of Morpeth. The property enjoys a wonderfully peaceful rural position, with extensive uninterrupted views across the surrounding countryside towards the Northumberland coast.

Fox Covert is a home of considerable individuality and distinction, offering exceptionally spacious and beautifully proportioned accommodation which has been imaginatively redesigned and comprehensively renovated to create an impressive contemporary residence of outstanding quality.

An extensive programme of refurbishment and improvement has been undertaken in recent years, including the installation of a new heating system, complete electrical rewiring, replacement windows and a thorough remodelling and refitting of the interior. The result is a superbly appointed home combining generous living spaces with an excellent standard of specification and an abundance of natural light. Extensive glazing has been thoughtfully incorporated throughout, allowing the accommodation to make the very most of its attractive surroundings and far-reaching views.

The grounds are undoubtedly one of the property's defining features. Extending to approximately 1 acre, they enjoy an exceptional degree of privacy and seclusion, enhanced by mature trees and established planting. Predominantly laid to lawn, the gardens have been attractively landscaped to incorporate mature shrubs, rockeries, paved terraces and sheltered seating areas, creating a wonderful variety of spaces from which to enjoy the setting.

Of particular note is the substantial covered outdoor entertaining area, its timber roof creating an inviting setting for al fresco dining and entertaining throughout much of the year. Elsewhere within the grounds are a summer house, treehouse, tool store, aluminium-framed greenhouse, raised

ENTRANCE

Approached beneath a covered entrance canopy, the welcoming entrance hall provides an attractive introduction to the property and opens directly into one of the two principal reception rooms, immediately creating a sense of space and openness.



RECEPTION ROOM

An elegant and beautifully light reception room, with a striking lantern roof creating an impressive sense of space and bringing an abundance of natural light into the room. Features include a designer radiator, TV wall mounting point, wall light fittings and bespoke fitted cabinetry, together with built-in cupboards providing useful coat and shoe storage. A walk-in cloakroom provides additional practical storage.



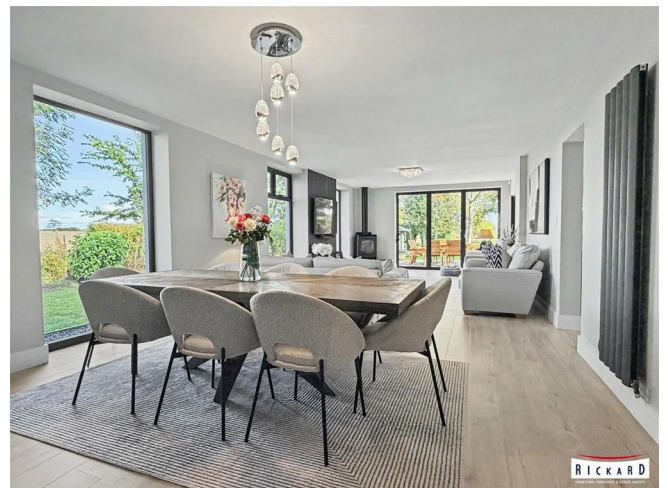
STANNINGTON MORPETH NE61 6AL

ADDITIONAL IMAGE



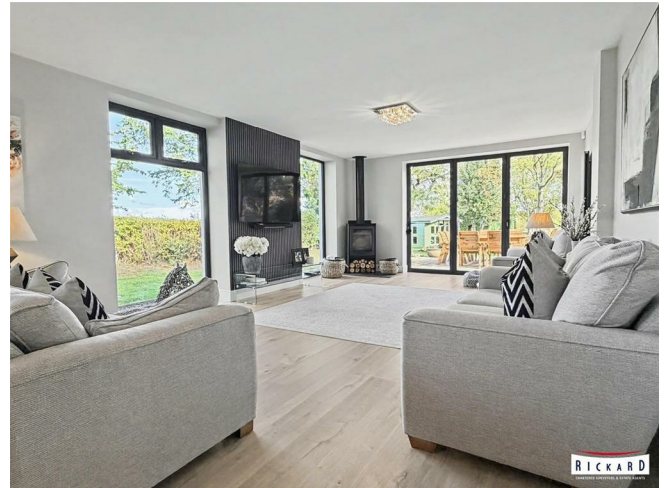
LOUNGE DINER

An exceptional open-plan living and dining space, thoughtfully designed to maximise the superb garden outlook, with full-height picture windows and bi-folding doors providing an impressive connection with the surrounding grounds. A multi-fuel stove, set upon an elegant slate hearth, creates an inviting focal point, complemented by three contemporary designer radiators.

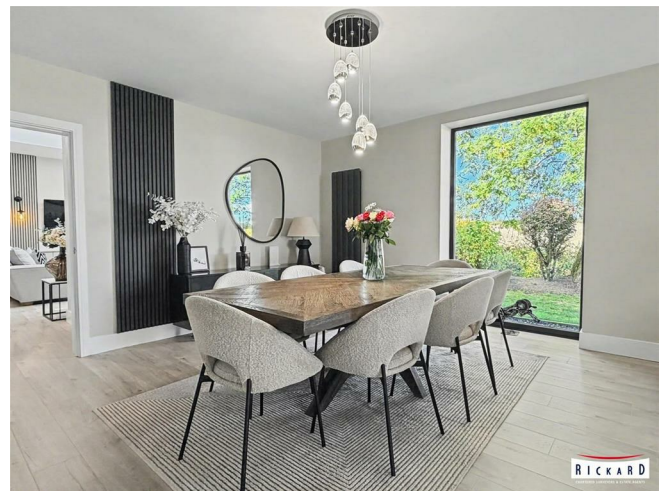


STANNINGTON MORPETH NE61 6AL

ADDITIONAL IMAGE



ADDITIONAL IMAGE



BREAKFASTING KITCHEN

A beautifully appointed breakfasting kitchen, fitted with an extensive range of contrasting light and charcoal grey base and full-height units, incorporating soft-close drawers and cupboards beneath elegant quartz work surfaces. A twin-bowl sink with mixer tap is complemented by an excellent range of integrated appliances including a Neff induction hob with extractor, Bosch dishwasher, separate larder fridge and tall freezer, together with a Neff microwave and fan-assisted oven. Further features include a contemporary designer radiator and TV wall mounting point.

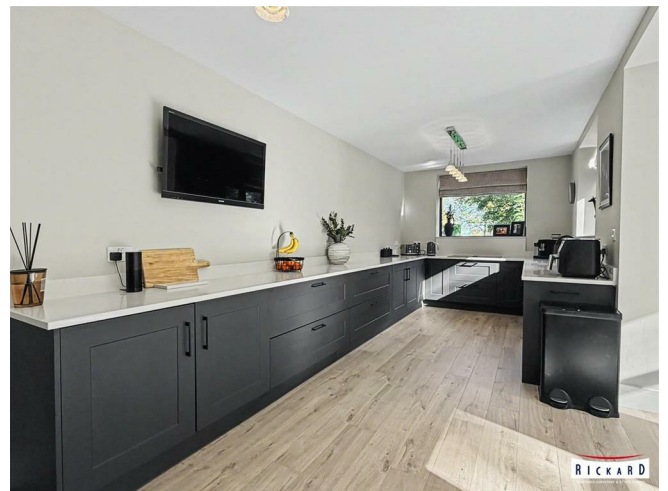


STANNINGTON MORPETH NE61 6AL

ADDITIONAL IMAGE



ADDITIONAL IMAGE



REAR HALL

MASTER BEDROOM

An exceptionally spacious and impressive principal bedroom, with dramatic floor-to-ceiling picture windows flooding the room with natural light and providing a wonderful outlook over the surrounding grounds. The generous proportions create a luxurious sense of space, with open-plan access leading directly into a walk-in dressing room. Further features include bespoke built-in drawer units, a contemporary designer radiator and TV wall mounting point.



STANNINGTON MORPETH NE61 6AL

ADDITIONAL IMAGE



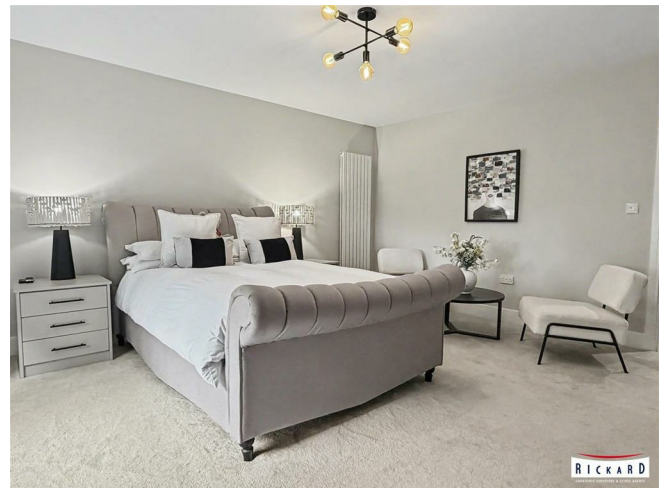
DRESSING ROOM

A spacious and beautifully arranged dressing room, fitted with extensive wardrobe space and shelving together with a dedicated dressing table area. A window provides natural light, complemented by a radiator.



BEDROOM TWO

A generously proportioned double bedroom, offering excellent space for bedroom furniture and featuring a built-in dressing table and radiator. The room also benefits from its own private dressing room, providing excellent additional storage and adding to the sense of space and versatility.



ADDITIONAL IMAGE

STANNINGTON MORPETH NE61 6AL

DRESSING ROOM

Open-plan from the bedroom, this useful dressing area provides excellent wardrobe and additional storage space, creating a practical and well-arranged extension to the bedroom.



BEDROOM THREE

A spacious and beautifully light double bedroom, featuring impressive floor-to-ceiling picture windows which provide an abundance of natural light and an attractive outlook over the surrounding grounds. A radiator is provided, with open-plan access leading directly into a dedicated dressing room.



DRESSING ROOM

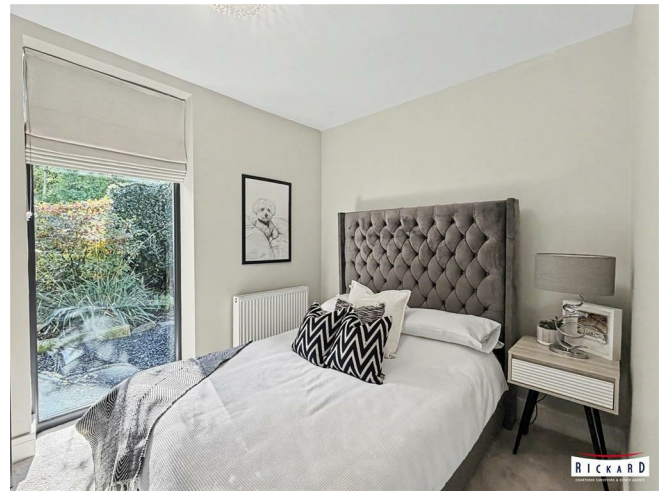
A well-appointed private dressing room, fitted with a range of wardrobes providing excellent storage, together with a dedicated dressing table and vanity mirror, window and radiator.



STANNINGTON MORPETH NE61 6AL

BEDROOM FOUR

A well-proportioned bedroom enjoying natural light from a window overlooking the grounds, with a radiator completing the room.

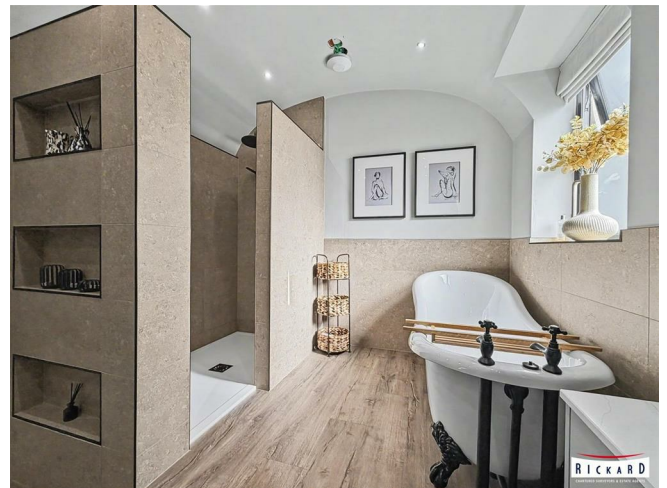


BATHROOM/WC

A beautifully designed bathroom of generous proportions, combining elegant traditional detailing with a refined contemporary finish. A striking freestanding bath with ball-and-claw feet forms an attractive focal point, complemented by a fitted vanity arrangement incorporating a wash basin, low-level WC and extensive storage. The spacious walk-in shower features a mains-fed overhead rainfall shower with separate hand spray, while tiled walls and a contemporary designer ladder radiator enhance the quality of the finish. Above, the distinctive arched ceiling with carefully positioned recessed lighting adds architectural interest and completes this particularly impressive room.



ADDITIONAL IMAGE



ADDITIONAL IMAGE

STANNINGTON MORPETH NE61 6AL

EXTERNALLY

Fox Covert occupies an exceptional elevated setting within approximately 1.3 acres, approached along a private driveway which passes through an attractive wooded area before reaching the property. Mature trees surrounding the site create an excellent degree of privacy and seclusion, while a separate access road towards Whitehouse Farm provides an additional approach.

Immediately surrounding the property are beautifully established gardens, predominantly laid to lawn and complemented by mature shrubs, landscaped rockeries and paved terraces. A variety of sheltered seating areas take advantage of the setting, while the elevated position affords far-reaching open views across the surrounding countryside towards the Northumberland coast.

Beyond the formal garden areas, the site incorporates an extensive driveway, generous parking and turning areas and substantial hardstanding, providing an exceptionally useful and versatile space with considerable scope for a variety of uses.

A substantial covered entertaining area with a timber roof provides an inviting setting for outdoor dining and social occasions, while an external staircase gives access to a roof sun terrace from which to enjoy the surroundings and views.

The grounds also accommodate a treehouse, summerhouse and tool store, together with a productive kitchen garden incorporating raised vegetable beds and an aluminium-framed greenhouse. A dedicated potting shed is fitted with benches and racking and benefits from a multi-fuel stove.

The combination of private landscaped gardens, mature woodland, extensive parking and hardstanding, versatile ancillary spaces and an elevated coastal outlook makes the outside space a particularly distinctive feature of Fox Covert.

ADDITIONAL IMAGE



STANNINGTON MORPETH NE61 6AL

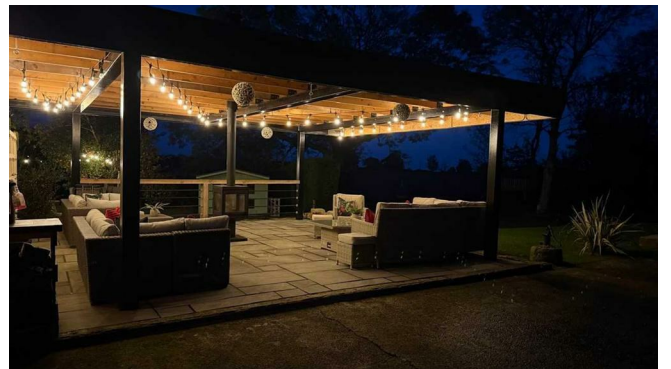
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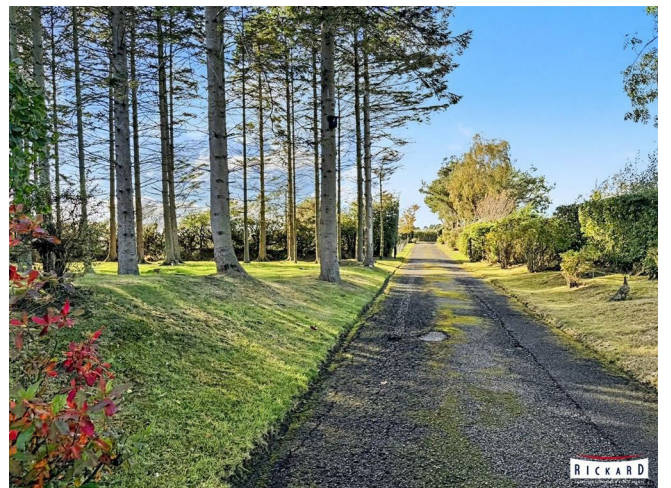
COVERED TERRACE/OUTDOOR SEATING AREA



ADDITIONAL IMAGE



DRIVEWAY & WOODLAND



STANNINGTON MORPETH NE61 6AL

FINANCIAL ADVICE

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

MATERIAL INFORMATION

TENURE & COUNCIL TAX BAND

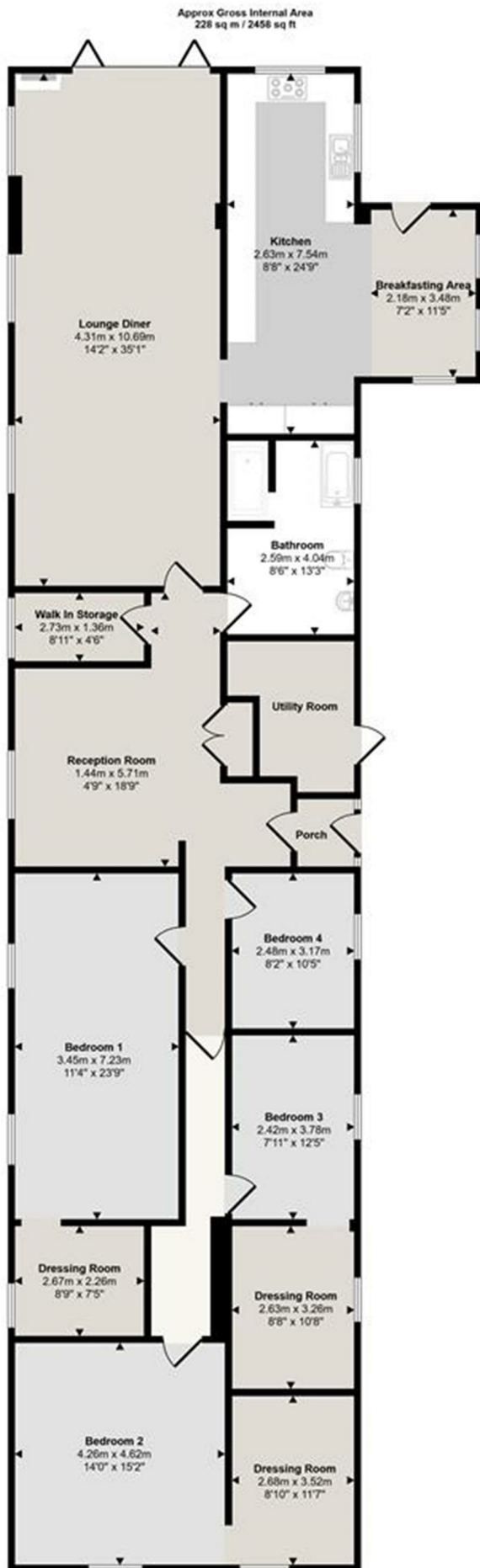
Freehold/Leasehold - Not confirmed. we have been advised that the property is Freehold/Leasehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

STANNINGTON MORPETH NE61 6AL



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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Regulated by RICS