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NETHERWITTON, MORPETH

Offers Over £825,000

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A characterful stone built barn conversion at Witton Shields Farm, situated amidst lovely countryside between Stanton and Netherwitton, just six miles from the busy Market town of Morpeth.

This beautifully presented Grade 2 listed home, offers versatile family living accommodation throughout and boasts many charming period features. There are exposed beams, Red Cedar arched windows and doors and rustic style tiled flooring in practical areas, all making for a most comfortable light and airy family home. There is a spacious Lounge with a feature fireplace and Wood Burning Stove. French Doors lead to the rear Garden. Two further doors lead to the Dining room which is adjacent to the generous Farmhouse style breakfasting Kitchen with adjoining Utility area. The Dining Room and Kitchen include three lovely stone arches, all facing South. Accessed from the lounge is the beautifully rebuilt Kingpost beamed Gin Gan, providing an elegant and unique space, with lovely views over the extensive gardens and countryside beyond. It includes a large stone fireplace with Wood Burning Stove and feature radiator.

Three generously proportioned double bedrooms with the Master Bedroom benefitting from an en-suite shower room with underfloor heating, toilet and wash basin. A Stylish Family sized Bathroom and an Entrance Hall which includes a cloaks and storage cupboard completes the main floor.

Feature Stairs from the Dining area lead up to the versatile loft room with Velux windows to the North and South. This room is currently being used as a Study Bedroom with further storage adjacent.

The hamlet at Witton Shields offers a peaceful rural lifestyle, six miles from the thriving Market town of Morpeth, providing quick access to all the local amenities, Schools, Rail and Airport links.

The property and its neighbours benefit from an independent BIOMASS supply, (heating and hot water) which is located nearby.

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The internal accommodation comprises: an entrance, hall with a cloaks/storage cupboard to the right and a rear aspect window. To the left is a beautifully presented contemporary family Bathroom with a standalone bath, a WC, a wash basin, and a walk-in shower. Further along the hall to the left is an internal hallway that provides access to three well-proportioned double sized bedrooms, with the master bedroom benefiting from a well appointed en-suite shower room with underfloor heating. All bedrooms feature front-aspect windows.

To the right-hand side of the hallway is a spacious Lounge with a feature fireplace and wood burning stove. French doors provide access to the garden and two further doors lead to the gin gan and the dining room which then leads to the charming cottage-style breakfast kitchen and adjoining utility area.

Stairs from the dining room access a loft room, which serves as a versatile space and features Velux skylights, ideal for a variety of uses and presently used as a study. The property is set on a large plot of circa 1 acre, offering ample parking, an extensive garden with mature trees, shrubs, and planting. The grounds include a stream with walkways for access and bordered by open farmland, creating a tranquil setting within this small hamlet.

This is an ideal opportunity to purchase a substantial character property in an accessible location adding to its practicality for everyday family life.



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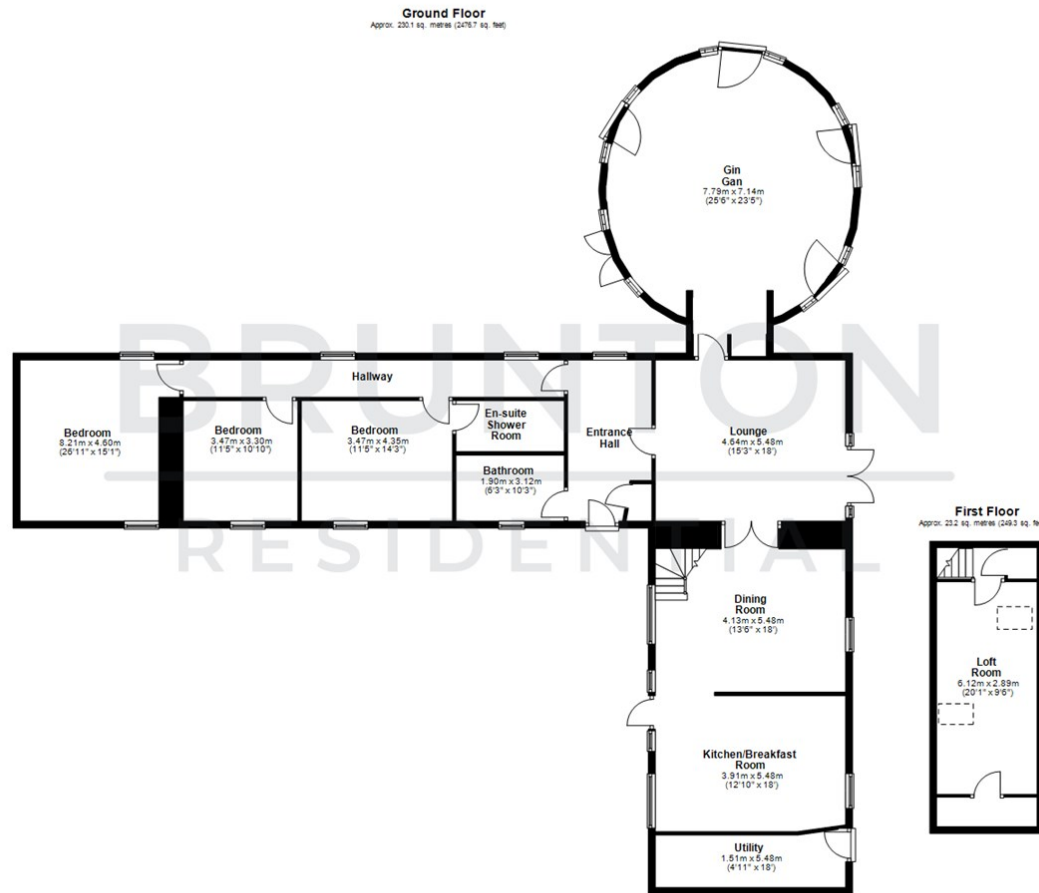
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TENURE : Freehold

LOCAL AUTHORITY :
NORTHUMBERLAND C C

COUNCIL TAX BAND : F

EPC RATING :



| 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 (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |