

BRUNTON

RESIDENTIAL



BULLERS GREEN, MORPETH, NE61

Offers Over £350,000

A modern kitchen with dark grey cabinets, white countertops, and a patterned tile floor. The kitchen features a large window, a sink, and a bar area with a white countertop and a blue stool. The text "BRUNTON RESIDENTIAL" is overlaid at the top.



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Beautifully presented Grade II listed three-bedroom period home situated within the heart of Morpeth town centre. Offering an abundance of character throughout, the property seamlessly blends original period features with stylish contemporary finishes, making it a truly unique home.

A particular highlight is the impressive dual-aspect lounge and dining room, both enjoying excellent natural light and original features including sash windows with secondary glazing and a multi-fuel burning stove. The contemporary kitchen is fitted with quartz work surfaces and integrated appliances including a dishwasher, washing machine and fridge freezer, complemented by a range cooker. An additional versatile ground floor reception room, currently utilised as a bedroom, provides excellent flexibility for modern living, whilst the former coach house offers outstanding potential as a garage, workshop, home gym or additional storage.

The property enjoys an enviable position within the centre of historic Morpeth, just a short walk from the town's excellent range of independent shops, cafés, restaurants and everyday amenities. Well-regarded schools, beautiful riverside walks and Carlisle Park are all close by, while Morpeth railway station and excellent road links provide convenient access to Newcastle city centre and the wider region.

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The internal accommodation comprises: an entrance hall providing access to the ground floor accommodation. Positioned to the left is a versatile reception room, currently utilised as a bedroom, which benefits from windows to multiple aspects, allowing for excellent natural light. To the right is the impressive main reception room, incorporating both lounge and dining areas. This spacious dual-aspect room is centred around a multi-fuel burning stove and also features a decorative fireplace, creating a superb space for both everyday living and entertaining.

Open plan from the lounge is the beautifully presented kitchen, which has been comprehensively refitted with a range of wall and base units complemented by quartz work surfaces and integrated appliances including a dishwasher, washing machine and fridge freezer, together with a range cooker. A door from the kitchen provides access to the rear courtyard.

A staircase leads down to the substantial former coach house, currently utilised as a garage/storage area. This highly versatile space offers excellent potential for vehicle storage, a workshop, home gym or additional storage, subject to any necessary consents.

To the first floor, the landing provides access to three well-proportioned double bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and a dressing table, while the family bathroom comprises a bath with electric shower over, wash hand basin and WC.

Externally, the property benefits from an enclosed courtyard-style rear yard providing a private outdoor seating area, with potential for off-street parking if required. Pathways to both sides of the property provide convenient access to the front elevation.



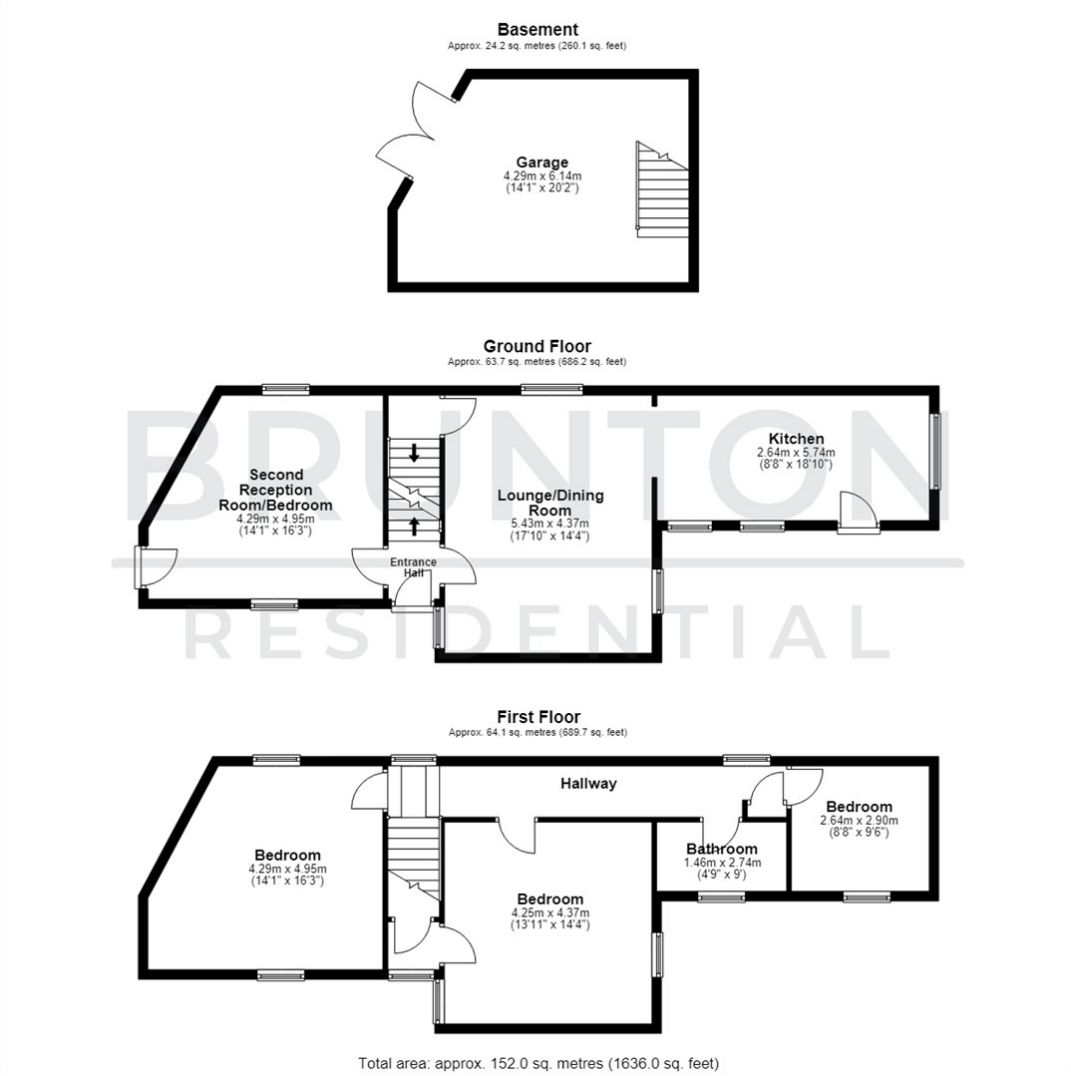
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	67	81	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		