

**BRUNTON**  
RESIDENTIAL



**EAST EDINGTON FARM, MORPETH, NE61**

Offers In Excess Of £800,000

# BRUNTON

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Beautiful Stone-Built Detached Farmhouse with Extensive & Mature Gardens, Integral Double Garage, and Optional Paddock, Positioned Between Whalton and Morpeth.

East Edington Farm House is a well-maintained stone-built farmhouse offering spacious and adaptable living. The ground floor includes an open-plan living, dining, and extended kitchen area, while a second reception room adds further flexibility. A large utility and boot room provide internal access to the extended integral double garage, which benefits from dual electric doors and potential for conversion.

The property offers four generous double bedrooms, including a spacious principal suite with walk-in wardrobe and en suite shower room, in addition to a well-appointed family bathroom.

The home is set within mature lawned gardens and features a west-facing stone terrace. An adjacent paddock is included, with the farmhouse ideally located between the sought-after village of Whalton and the market town of Morpeth.

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The internal accommodation briefly comprises: Entrance into a hallway with stairs rising to the first floor. To the right-hand side, a generous open-plan lounge and dining space stretches through to the extended kitchen/breakfast room. The lounge features a striking inglenook fireplace with wood burning stove and is open to the dining area, which flows seamlessly into a well-appointed kitchen. The kitchen is fitted to a high standard with stone style work surfaces, a range cooker, and doors leading out to a side terrace and the surrounding gardens.

To the opposite side of the hall is a second reception room, currently used as a formal dining room, complete with a period fireplace and a front-aspect window. Toward the rear of the ground floor is a spacious boot room, alongside a separate utility room which offers internal access to the integral double garage. This extended garage features dual electronic doors, lighting, and power—ideal for dry storage or potential conversion into further living space, subject to the relevant consents.

Upstairs, the first-floor landing leads to four well-proportioned double bedrooms. The principal suite offers excellent proportions, along with a large walk-in wardrobe and a private en suite shower room. The remaining bedrooms are served by a sizeable family bathroom.

Externally, East Edington Farm House is surrounded by mature, lawned gardens to the south and west, enclosed by attractive hedged and walled boundaries. A west-facing stone-flagged terrace offers a peaceful setting to enjoy the evening sun.

There is also a paddock adjacent to the garage, a particularly appealing option for those seeking space for equestrian use or as a smallholding.



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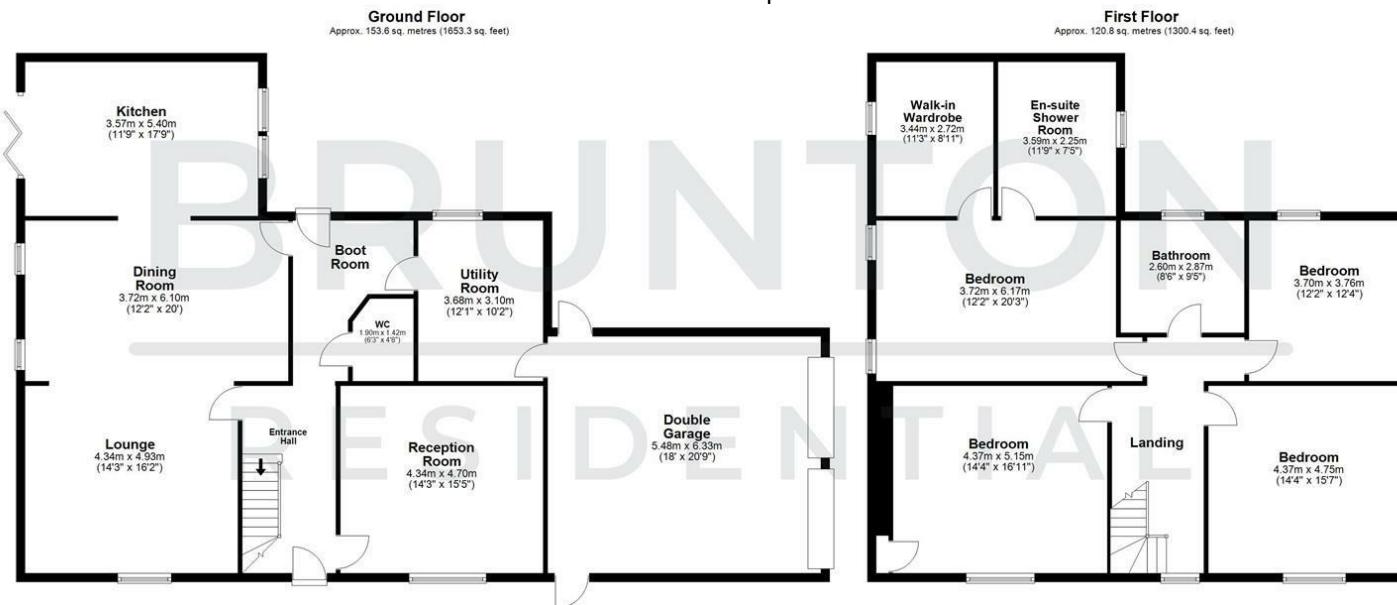
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



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