

# BRUNTON

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## RESIDENTIAL



**EARSDON, MORPETH, NE61**

**Guide Price £850,000**



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Substantial Detached Farmhouse Boasting Close to 4,500 Sq ft of Internal Living Space with Extensive Grounds and Gardens Which Stretch to Approximately 2.5 Acres, with Four Reception Rooms, Open Plan Kitchen/Diner, Six Bedrooms, Two Family Bathrooms plus Separate Shower Room, Conservatory & Several Outbuildings Providing Further Development Potential!

Brunton Residential are delighted to offer for sale this generous, six-bedroom detached family home which is located within Earsdon, Morpeth. Earsdon is situated just 5 miles North of the charming and historic market town of Morpeth, with its excellent array of shops, cafes, restaurants and amenities. The property is also positioned just 10 minutes from the stunning Northumberland Coastline and the wonderful Druridge Bay, providing easy access to some of the finest beaches in the UK.

To the west is the village of Longhorsley with its popular village hall, public house and first school. Also located nearby are both Linden Hall Golf and Country Club and Burgham Park Golf Club. Further local schooling can be found at Tritlington where there is a well regarded first school, again with further schooling available within Morpeth.

This unique property blends period charm with spacious interiors, including four generous reception rooms, a well-appointed kitchen/breakfast room with additional prep and utility areas, and a large conservatory overlooking the gardens. The principal suite benefits from an en-suite, with additional bathrooms including a Jack-and-Jill and a re-fitted family bathroom.



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Internally, the property is accessed via a central hallway, which features a staircase leading to the first floor and doors leading into both the conservatory and the formal living room. The formal living room, which enjoys exposed roof timbers, also offers a beautiful wood-burning stove which is set within an Inglenook fireplace, and a large bay window overlooking the front gardens.

The living room provides access to a rear lobby, which in turn leads to a second reception room, currently utilised as an excellent study, with fitted bookshelves and access to a large storage area.

To the rear of the property, an inner hallway leads to an impressive kitchen/breakfast room, with tiled flooring, a mains gas-fired 'Aga' range cooker, and a window overlooking the side courtyard. The kitchen flows through to a secondary kitchen prep/utility area, which provides access to both the rear courtyard and an additional utility room.

The ground floor accommodation extends further into a dining area, which opens into a spacious conservatory with doors leading out onto the front terrace and gardens.

A further door from the dining area leads into the side annexe, which currently comprises a games room, a second kitchen space, and access to a ground-floor bathroom. The sitting/games room also features a secondary staircase leading up to the first floor. This space is extremely versatile and could provide separate facilities for multi-generational living (for grandparents/teenagers) or as way of generating further income should it be required.

The main staircase from the central hallway leads up to the first-floor landing, which gives access to six good-sized bedrooms. The first floor also includes two en-suite bathrooms, one of which benefits from a Jack-and-Jill arrangement, as well as a well-presented family bathroom that has been re-fitted, and features a four-piece suite, including a cast-iron freestanding bath.

Externally, the property benefits from a large outbuilding that offer further potential for development (subject to the correct planning consents) if desired. The extensive grounds extend to approximately 2.5 acres and include a large enclosed garden, fruit trees, and a partially walled formal garden.





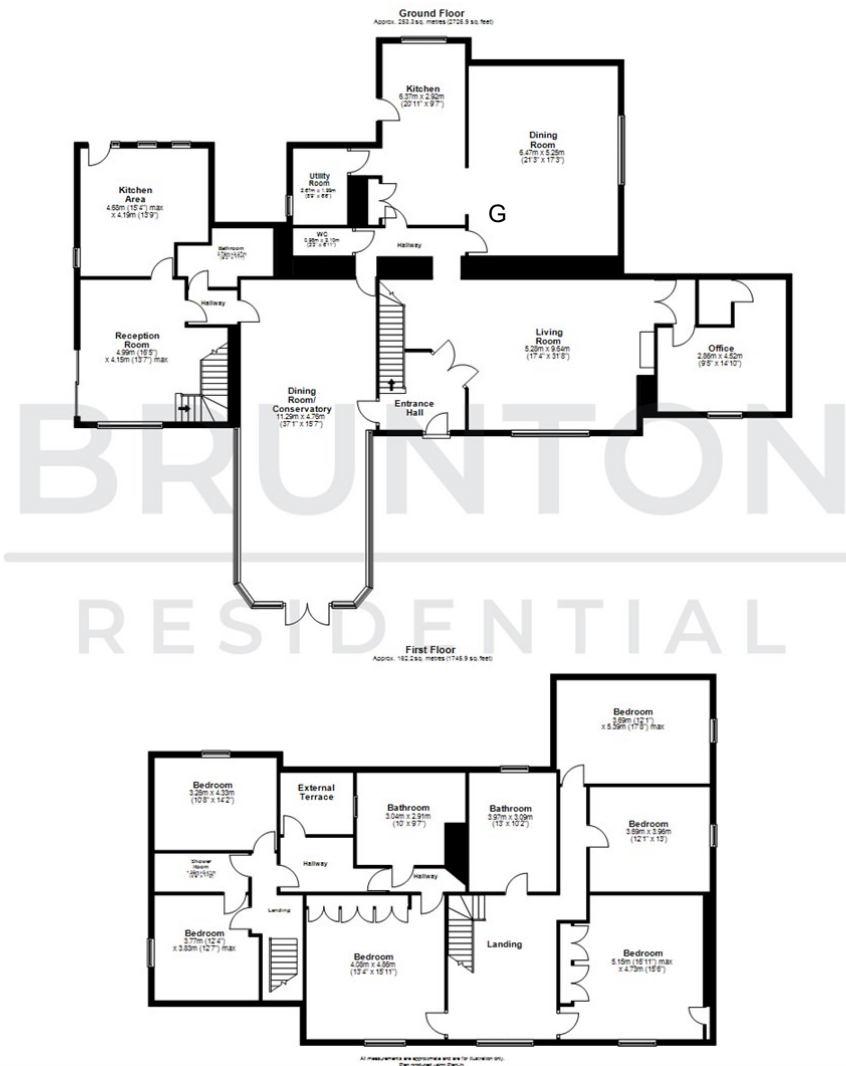
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : E



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			82
		52	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p> 