

# BRUNTON

---

## RESIDENTIAL



**NETHERWITTON, MORPETH**

Offers Over £825,000

# BRUNTON

RESIDENTIAL





# BRUNTON

---

RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Characterful three-bedroomed, stone-built barn conversion at Witton Shields Farm, between Stanton and Netherwitton, Morpeth.

This beautifully presented Grade 2 listed home, offers versatile living accommodation throughout and boasts many charming period features, including exposed beams, red cedar arch windows and doors, rustic style tiled flooring, all making for a most interesting family sized home.

The ground floor features a spacious Lounge with wood burning stove, cosy Dining room and a charming cottage style breakfasting kitchen with adjoining Utility area. The Dining room and kitchen include three lovely stone arches facing South. Accessed from the Lounge is the beautifully restored Kingpost beamed Gin Gan, providing a unique space. Impressive views over the extensive gardens and countryside beyond. It includes a large stone fireplace with wood burning stove and feature radiator.

A contemporary family Bathroom and three well proportioned Bedrooms complete the main floor, with the master benefitting from a stylish En-suite Shower room with underfloor heating. Stairs from the Dining area lead up to a versatile Loft room with Velux skylights, this room is currently used as a study.

Witton Shields is a highly desirable Hamlet just 6 miles from the busy town of Morpeth. It offers a peaceful rural lifestyle, while remaining within easy reach of local amenities, schools, rail and airport links.

The property benefits from a hot water and central heating system, supplied to the community from a nearby biomass heating plant owned and run by Witton Shields Heat.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

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.



# BRUNTON

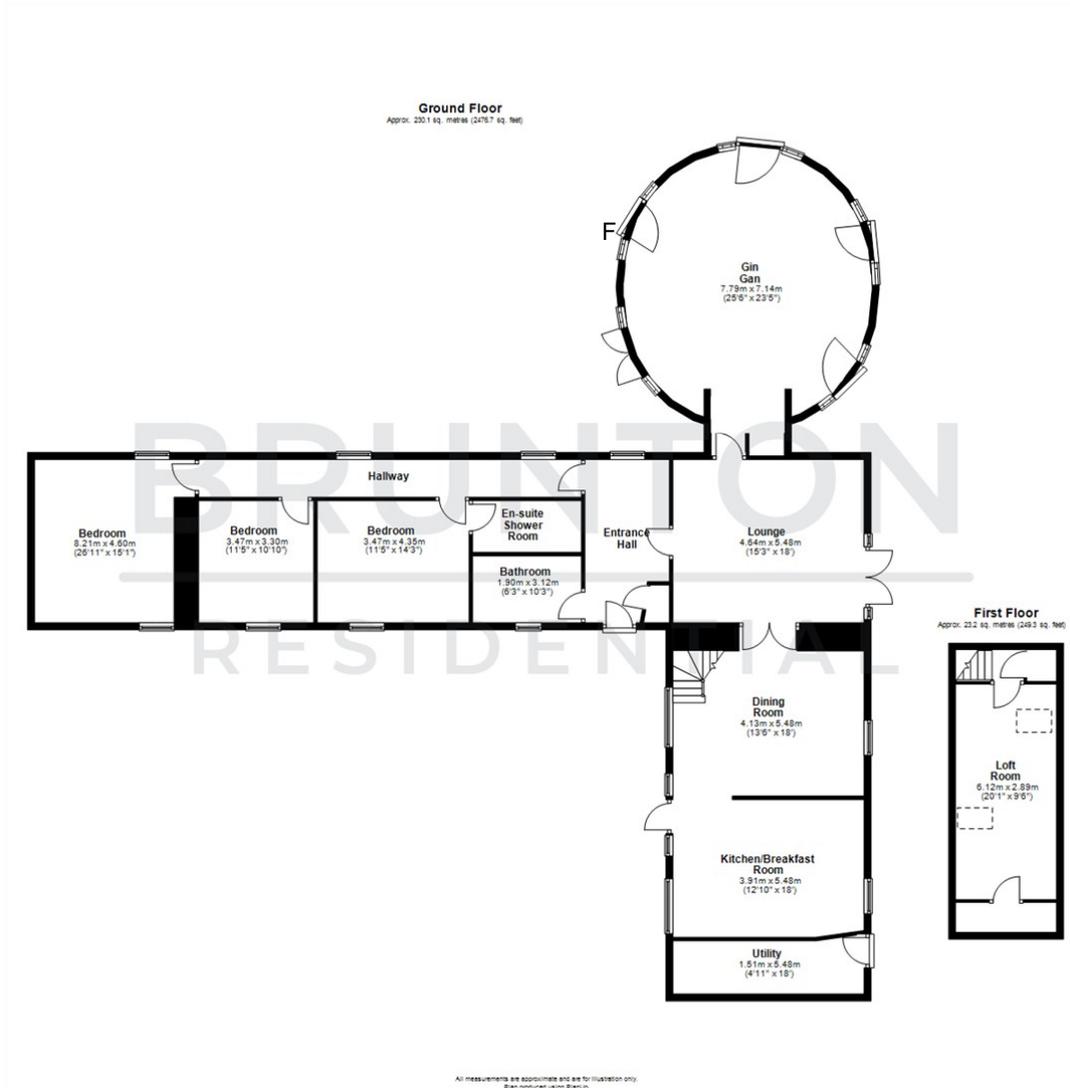
## RESIDENTIAL

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 <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	