



Grange Mews
Morpeth, NE61 6JZ

FINE LIVING

Grange Mews, Morpeth, NE61 6JZ

- Unique contemporary barn conversion
- Garden circa tenth of an acre
- Three bedrooms and separate Studio Flat
- Further Barn style Annexe for development
- Double garage
- Courtyard garden

Guide Price £595,000

A rare opportunity to purchase a magnificent stone built property, converted from agricultural buildings to create a contemporary house with many unusual features. This spacious property has room for further expansion and is pleasantly situated within a small and exclusive development, tucked away around 1 mile from the centre of the market town of Morpeth and approximately ½ mile from the main line Railway Station. The accommodation of the main house, which benefits from gas fired central heating and sealed unit double glazing, comprises briefly: Entrance hall, open plan 42ft lounge and dining area, 27ft breakfasting kitchen, utility room and cloakroom/WC. To the first floor, there is an open plan living area extending to around 27ft, superbly refurbished master bedroom with outstanding en suite bathroom/WC, two further bedrooms, both with fitted wardrobes and family bathroom/WC. There is an attached room extending to over 33ft, which would be ideal for a number of uses. There is also a double garage with separate annex over with open plan bed/sitting room, kitchen area and shower room/WC.

Previously featured in the magazine '25 Beautiful Homes' and registered with Northern Film and Media as a location for TV and film work, Grange Mews must be viewed internally to fully appreciate the space and unique nature of the accommodation.

The Accommodation Comprises:

Entrance Porch

Solid oak double entrance doors, with exposed stone wall, part tiled floor, wall light, two double glazed windows, double doors to:

Open Plan Lounge with Dining Area 42' 1" (12.83m) x 17' 2" (5.23m)

With central feature real flame gas fire with marble hearth and suspended flue separating living and dining areas, recessed ceiling spotlights, feature wall lights, tiled floor with inset carpet areas, two feature central heating radiators, four double glazed windows fronting courtyard, two pairs of double doors opening out onto courtyard garden from living area, steel spiral staircase with marble and oak treads to first floor landing with cloaks area and storage cupboard behind.

Breakfasting Kitchen 27' 1" (8.26m) x 13' 10" (4.22m)

Superbly fitted with a good range of beech and stainless steel fronted units with Canadian rock maple and black pearl granite work surfaces with inset two and a half bowl stainless steel sink unit, ATAG stainless steel fronted built in double oven and microwave with AEG five ring hob, AEG dishwasher and integral Miele fridge and freezer, fitted breakfasting table, double glazed windows to front and rear.

Lobby

With storage cupboard.

Utility Room

With high flow condensing central heating boiler, stainless steel sink unit, tiled floor.

Cloakroom/WC

With suite in white comprising low level WC with concealed cistern, vanity unit with inset wash hand basin with mirror over and storage cabinet under, tiled floor.

Additional Room 33' 7" (10.24m) x 13' 10" (4.22m)

Exposed truss ceiling, three doors to front, window to rear, access to loft with storage area.

Open Plan First Floor Living Area 17' 0" (5.18m) x 27' 1" (8.26m) (Max)

Hwam wood burning stove with slate hearth, exposed truss ceiling, carpet and oak flooring with feature floor grille, four Velux windows, two feature central heating radiators, contemporary light fitting.

Bedroom One 14' 7" (4.44m) x 22' 3" (6.78m) (Plus door recess)

Superbly fitted with a contemporary range of fitted furniture to include dressing table with mirror over, drawer units, shelving,

bedside cabinets, feature wall lights, two central heating radiators, double glazed picture window to courtyard garden.

En Suite Bathroom/WC

Refurbished with magnificent fitted suite comprising low level WC with concealed cistern, wall mounted wash hand basin, both by Catalano, Duravit Starck double ended inset bath with cascade waterfall Dornbracht mixer tap, walk in double shower with shower screen by Daryl, contrasting French limestone and Kirkstone Lakeland slate walls and limestone flooring with electric underfloor heating, feature chrome radiator, recessed ceiling spotlights and concealed feature lighting to exposed truss ceiling. Featured in Living North Bathroom Magazine.

Bedroom Two 15' 8" (4.78m) x 8' 6" (2.59m)

Exposed truss ceiling, built in bed with storage cupboards, mirror fronted wardrobes, vanity unit with inset wash hand basin and tiled splashback, central heating radiator, two Velux double glazed roof lights to front.

Bedroom Three 15' 9" (4.8m) x 8' 1" (2.46m)

Exposed truss ceiling, built in bed with storage cupboards, mirror fronted wardrobes, vanity unit with inset wash hand basin and tiled splashback, central heating radiator, two Velux double glazed rooflights to rear.

Bathroom/WC

Fitted with four piece bathroom suite in white comprising low level WC with concealed cistern, vanity unit with inset wash hand basin with mirror and light over, corner bath with fully tiled surrounds and slate tiled shower cubicle with glazed screen, central heating radiator.

Double Garage

Detached with electric up and over door, electric lights and power points, double glazed windows and door to courtyard garden, spiral staircase to first floor.

Open Plan Bed/Sitting Room 18' 8" (5.69m) x 13' 1" (3.99m)

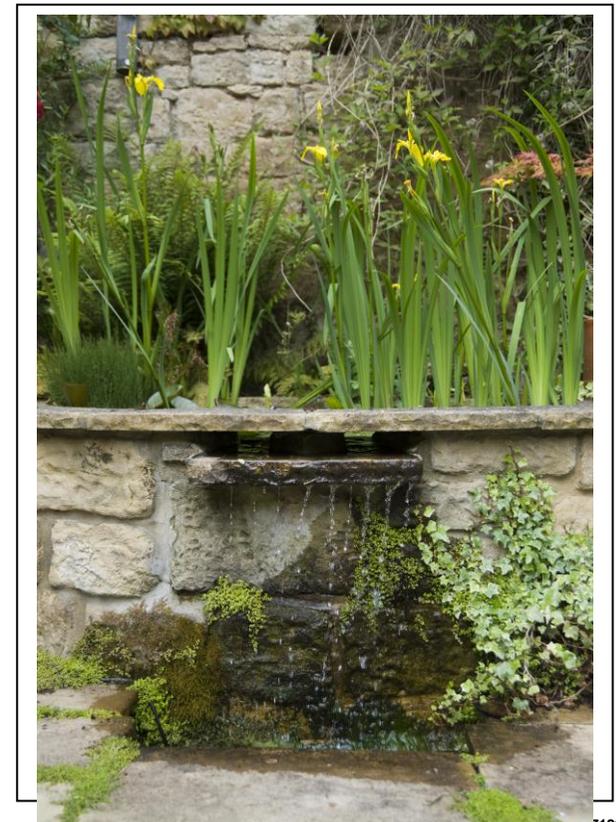
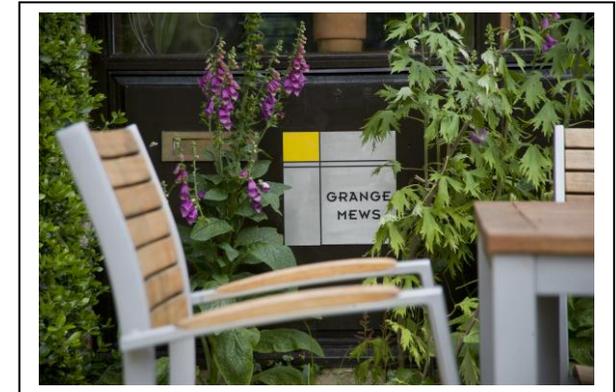
Exposed beamed ceiling, double glazed picture window to courtyard garden and double glazed arched window to rear. Formerly used as studio accommodation this space is ideal for an office.

Shower Room/WC

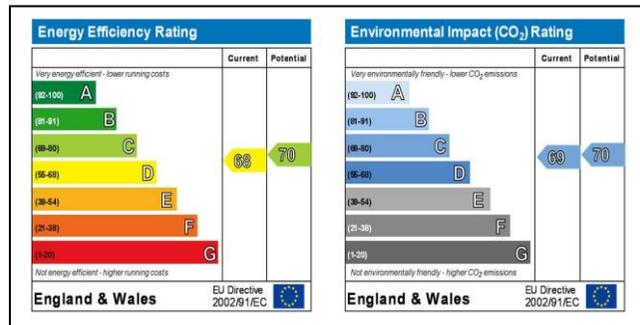
Refurbished with suite in white comprising low level WC with concealed cistern, vanity unit with inset wash hand basin, tiled splashback and fully tiled shower cubicle with electric shower unit, tiled floor.

Externally

There is a pleasant courtyard garden with raised pond and a range of plants, shrubs and flowers, gravelled garden area and driveway. The rear garden is mainly laid to lawn with mature trees. Set on approximately .4 of an acre with views over fields this garden is ideal for outdoor entertaining.



R000 - Ravensworth 01676 713330



CS/AM/02052012







Energy Performance Certificate



Grange Mews,
MORPETH,
NE61 6JZ

Dwelling type: Detached House
Date of assessment: 24 June 2008
Date of certificate: 25 June 2008
Reference Number: 8058-6716-4610-2804-1026
Total floor area: 300 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	70
(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	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	177 kWh/m ² per year	170 kWh/m ² per year
Carbon dioxide emissions	8 tonnes per year	7.7 tonnes per year
Lighting	£241 per year	£138 per year
Heating	£919 per year	£939 per year
Hot water	£138 per year	£138 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome