



# *Linden Acres*

NORTHUMBERLAND, NE65 8XQ

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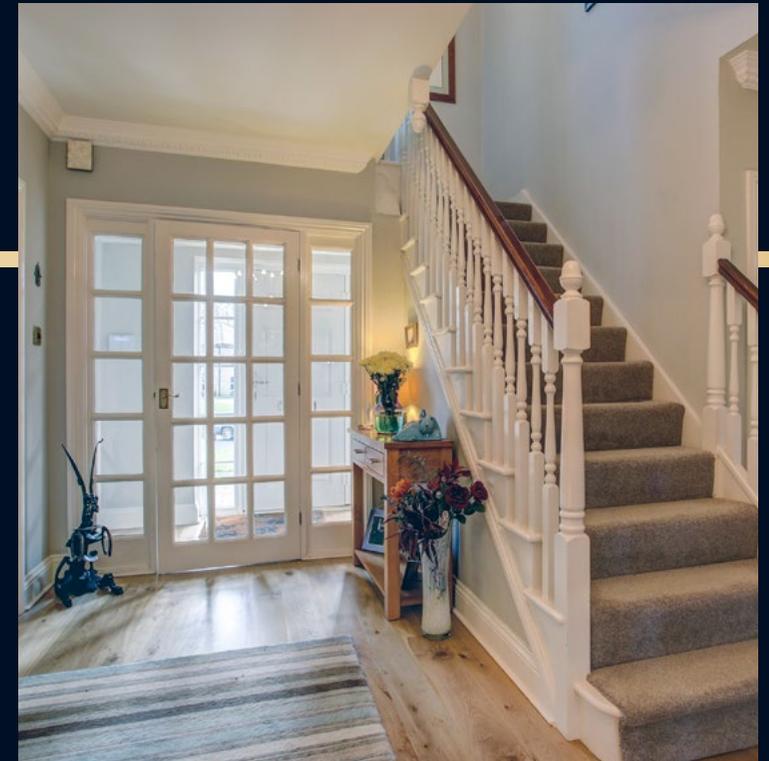


4 BEDROOMS  
4 BATHROOMS  
3 RECEPTION ROOMS

AVAILABLE FOR SALE AT  
**£925,000**

## *Substantial detached family home*

Very rarely found on the market, sits this substantial four bed detached family home on Linden Acres. Nestled within a small cluster of luxury high end homes, this is a highly sought after and exclusive development set within Linden Acres. Offering an idyllic retreat, this home offers a prime spot, set on a beautifully landscaped private garden. One of just 17 luxury homes within this prestigious setting, the property resides in the historic grounds of Linden Hall Country House, which features a hotel, spa, and golf resort. Thoughtfully upgraded and beautifully enhanced by the current owner, it now offers a stylish and contemporary living space, perfectly suited to modern family life, with high-quality finishes throughout. The historic town of Morpeth is approximately 8 miles away, where you have access to an array of local bars, restaurants, shopping delights and fabulous river walks.



## *Warm, light-filled living room*

Upon entering you are greeted by a welcoming entrance hall, with a convenient cloakroom and separate WC. This leads seamlessly through to a large bright and airy lounge, with floods of natural light and complimented with log burner and surround, adding a touch of warmth. The conservatory is a great addition, allowing its new owners to relax and soak up the picture-perfect garden views. To the front you have an additional sitting room with a view, complete with solid oak floors throughout, plus a separate generous sized dining room, making ideal for families.



# *Impressive, open-plan kitchen*

The heart of this impressive home is the open-plan kitchen, dining, and family area that blends style and functionality. The kitchen boasts a range of wall and base units, offering ample storage throughout and appliances to include an electric oven and induction hob with an extractor fan above, set within a stunning black Quartz bench top. You further benefit from an additional utility room, offering further storage and access directly into a large double garage.





## *Stunning master bedroom*

Ascending to the first floor, the landing provides access to four well-proportioned bedrooms, finished with modern décor throughout. The principal bedroom, featuring solid oak flooring throughout, with views to the front and an en-suite bathroom including wash basin, WC, bath tub and separate shower.



## *Spacious bedrooms & bathroom*

Bedroom two is a large double with views over the rear garden and en-suite, to include wash basin, W.C. and bath tub. Bedroom three is again, a double with fitted wardrobes, offering excellent storage and an en-suite to include wash basin, WC, bath and shower over bath. Bedroom four completes the upper floor, again is a spacious double, fitted with carpets and again its very own en-suite bathroom, fitted with wash basin, W.C. and bath tub.

## *Well-maintained external*

Externally, the property boasts real kerb appeal with a large well-maintained frontage, block-paved driveway providing parking for several cars and leads to the double garage. To the rear you have a fully enclosed and well-designed garden, which in the summer months, pops with colour and vibrancy, great for relaxation and entertaining. Currently features a laid to lawn level area with a spacious paved patio, which ensures ease of maintenance.



# Property Description

## GROUND FLOOR

**Lounge:** 17'5 x 13'9 (5.36m x 4.25m)

**Sitting Room:** 13'8 x 10'10 (4.21m x 3.30m)

**Dining Room:** 13'4 x 12'8 (4.10m x 3.93m)

**Kitchen/Breakfast Room:**  
29'0 x 10'0 (8.85m x 3.05m)

**Conservatory:** 12'11 x 11'6 (3.94m x 3.55m)

**Utility:** 8'2 x 11'4 (2.50m x 3.50m)

**W.C:** 7'4 x 4'2 (2.27m x 1.30m)

## FIRST FLOOR

**Bedroom One:** 15'8 x 10'2 (4.82m x 3.10m)

**Ensuite:** 10'7 x 6'3 (3.27m x 1.91m)

**Bedroom Two:** 16'6 x 11'3 (5.09m x 3.46m)

**En-suite:** 9'9 x 6'1 (2.97m x 1.85m)

**Bedroom Three:** 13'3 x 10'6 (4.08m x 3.26m)

**En-suite:** 9'0 x 5'6 (2.76m x 1.71m)

**Bedroom Four:** 11'4 x 10'3 (3.50m x 3.12m)

**En-suite:** 10'5 x 5'5 (3.18m x 1.65m)

**Garage:** 18'0 x 18'0 (5.50m x 5.50m)

## PRIMARY SERVICES SUPPLY

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** MAINS

**Heating:** LPG

**Broadband:** FIBRE TO PREMISES

**Mobile Signal Coverage Blackspot:** NO

**Parking:** GARAGE & DRIVEWAY

**Tenure:** Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band:** G

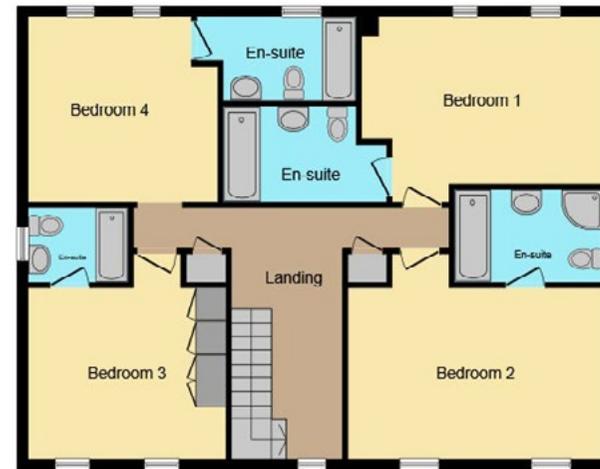
**EPC Rating:** E

M00008725.AB.JD.23/01/2026.V.1

# Floor Plans



GROUND FLOOR



FIRST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 56 D      |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



For more information please contact our branch today via:  
**T: 01670 511711** [morpeth@rmsestateagents.co.uk](mailto:morpeth@rmsestateagents.co.uk)

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