



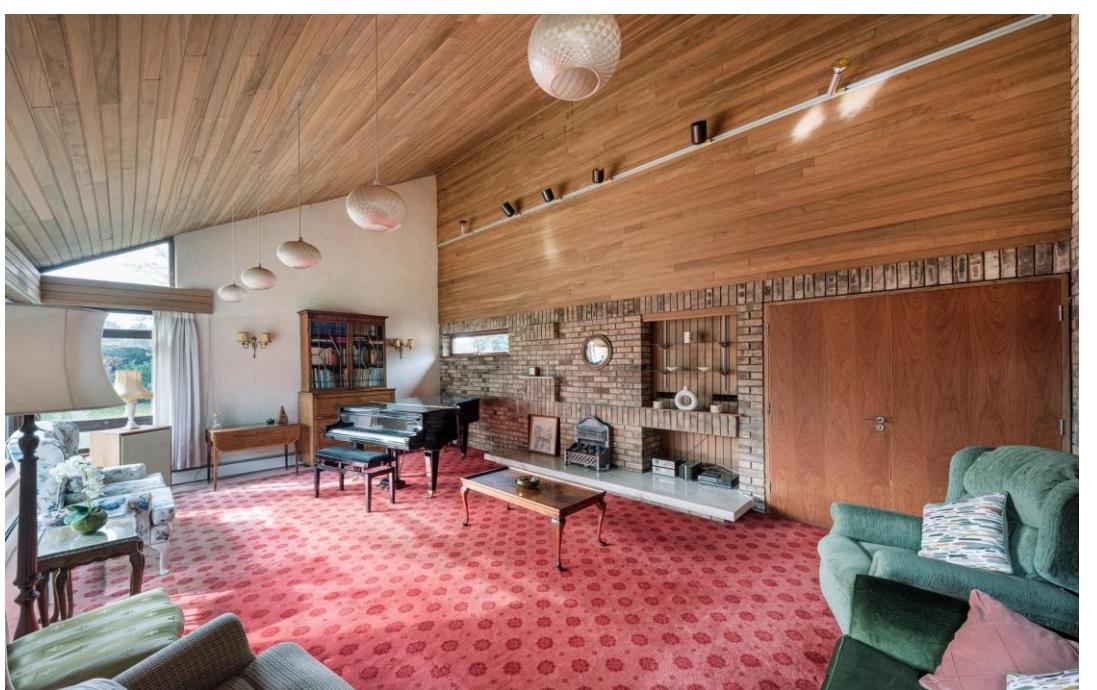
The Maltings, 2 Thornlea

Hepscott, Morpeth



SANDERSON
YOUNG





The Maltings 2 Thornlea, Hepscott

Striking 1970s four/five bedroom detached house located in a desirable village location and set within an exceptional large private garden extending to approximately 0.85 acres and with large attached car port.

The Maltings is a stylish, architect-designed four/five bedroom detached house, built in 1977 to the design and specification of the late owner. This excellent family property occupies a lovely private garden site slightly under one acre, offering enviable potential to upgrade and/or extend to create a unique and spacious family home finished to personal taste, with substantial space and privacy.

The feeling of the original build style has been retained, with a number of internal design features including double height ceilings, beautiful teak doors and ceilings, and exposed brickwork.

Price Guide:

Guide Price £795,000









Ground floor - Vestibule | Very spacious entrance hall with cloakroom and WC and an open tread staircase to the first floor, leading to a lovely dining hall with excellent natural light from the full length dual aspect windows overlooking the garden | Internal glazed atrium useful as a conservatory or an internal garden | Impressive sitting room with large double teak doors, beautiful full height ceiling and door to garden | Kitchen and breakfast room overlooking the garden with a range of fitted cabinets, four oven gas AGA and useful integral utility and store | Lovely music room/home office, with exposed brick, stunning teak pyramid ceiling and vertical radiator.

Master bedroom suite, accessed from the dining hall and set apart from the other bedrooms - large double bedroom with built in wardrobes, a dressing room/study and ensuite four piece bathroom with shower

Further bedrooms are located off the entrance hall, accessed by the bedroom hallway giving access to three bedrooms and a snug/family room/further bedroom | Family bathroom with four piece suite including shower.



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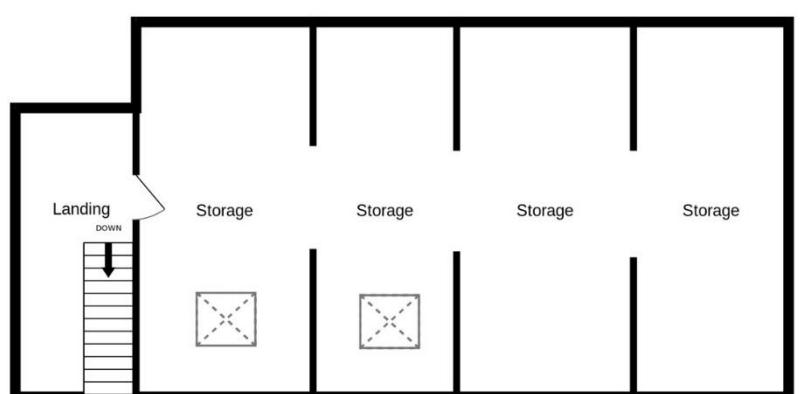




Ground Floor
241.8 sq.m. (2602 sq.ft.) approx.



1st Floor
81.3 sq.m. (875 sq.ft.) approx.



TOTAL FLOOR AREA : 323.0 sq.m. (3477 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First floor – a multiple bay space into the eaves presently providing useful storage but with potential for further development, subject to the necessary consents.

Externally - the property is accessed via a long tree-lined private driveway, leading to the lovely private garden plot, extensive circular driveway with parking for several cars, a large, attached car port and small workshop/toolshed. The extensive gardens are mainly lawned, and have been designed as wildflower gardens and nature meadow, with a mature orchard producing apple, damson and plums. The house has a great deal of privacy provided by mature trees.

Hepscott is located approximately three miles from the bustling market town of Morpeth, with its' wide variety of shops, cafes/restaurants, leisure facilities and excellent local schooling for all ages. The property is ideally placed for easy access to the A1, providing convenient transport links into Newcastle City Centre and throughout the region, and for Morpeth Railway Station, with direct regular services to London Kings Cross and Edinburgh Waverley stations.

Services: Mains electric, gas, water and drainage | **Tenure:** Freehold | **Council Tax:** Band G | **Energy Performance Certificate:** Rating TBC



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