



**rare!**  
From Sanderson Young



**Catchburn Farm**  
Catchburn



Catchburn Farm is a fabulous stone built, family farmhouse, which was originally constructed approximately 200 years ago, and represents one of the finest dwellings within the steading.

The property enjoys a large garden site extending to approximately 1 acre and is accessed via a lovely electronic gated entrance, with beautiful mature gardens surrounding which enjoy principally south and westerly elevations and are ideal for entertaining in the summer months.

The former farmhouse has been extensively refurbished to a very high standard, with a beautiful entrance hallway leading to a family sitting room with a superb fireplace. From the sitting room, access leads through to the open plan kitchen/breakfast room, which is beautifully equipped and fitted with high quality wood cabinets, central island, beautiful worktops, and a comprehensive arrangement of integrated appliances. From the ground floor, there is also a wonderful dining room which is tastefully appointed. To the rear of the ground floor there is a boot room and a ground floor gymnasium, which is accessed through the ground floor study.

The stairs lead to the first floor of the house where there are four bedrooms, all very well appointed and presented; one of the bedrooms has currently been fitted out as a professional dressing room to the master bedroom but could easily be reverted back into a bedroom if required. The master bedroom has a luxury ensuite shower room and there is also a very large family bathroom, which is well appointed with walk in shower and high quality suite.

Externally, the property has a stone walled boundary to the north and a brick walled boundary to the west. The driveway leading from the gated entrance has recently been pebbled and has parking for many vehicles and connects to the side and rear of the property. To the opposite northern entrance of the house, there is a second driveway which leads around to an area where suitable parking facilities are available.

Catchburn Farm is a highly tasteful and beautifully presented property; its interior design and decoration are superb and will be appreciated by many. The property is ideally located for access into Newcastle City Centre and Morpeth via good road links.

Viewings are strongly recommended at an early stage to avoid later disappointment.







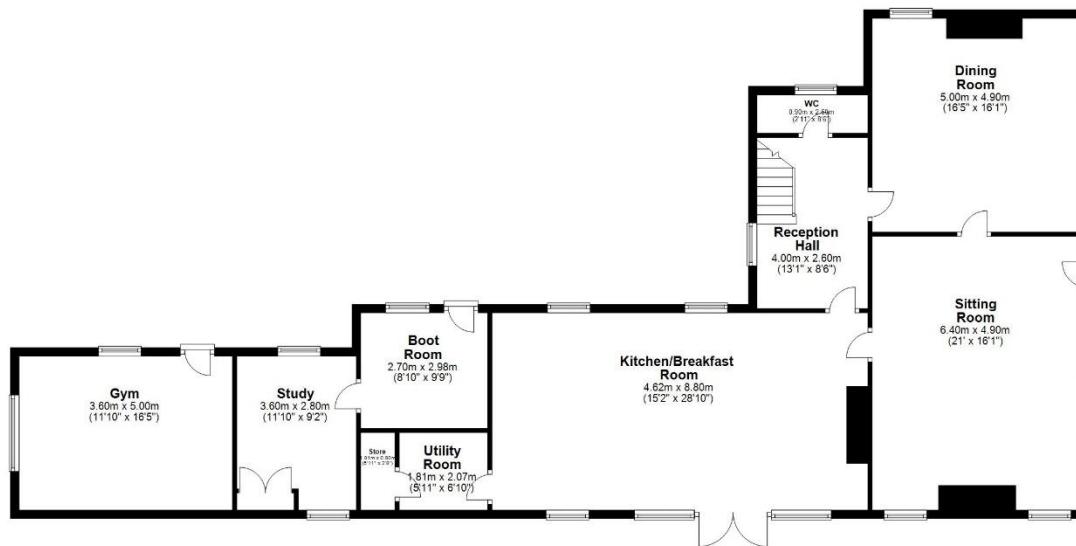








**Ground Floor**  
Approx. 154.2 sq. metres (1660.9 sq. feet)



**First Floor**  
Approx. 127.0 sq. metres (1366.6 sq. feet)



Total area: approx. 281.2 sq. metres (3026.5 sq. feet)  
**CATCHBURN FARM, MORPETH**



**rare!**  
From Sanderson Young



All confidential enquiries to:

rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA  
E: [duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | E: [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)  
T: 0191 2233500 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)