



Highlaw House

Whalton







## Highlaw House, Whalton, Morpeth, Northumberland, NE61 3UZ

Occupying an exceptional position at the head of this exclusive cul de sac, Highlaw House is a magnificent stone built detached country house set within beautifully landscaped gardens and grounds extending to approximately 5.5 acres, enjoying far reaching views over open countryside.

The property positioned on one of the best plots within this small and prestigious development of just five homes, benefitting from privacy, a superb aspect and breathtaking sunsets across the surrounding farmland. A gated entrance leads into an open courtyard with a detached double garage, while the gardens wrap elegantly around the house, principally to the rear and westerly to the side.

The gardens offer generous patio terraces and sitting areas provide idyllic outdoor entertaining space, seamlessly linking the house to its rural setting. Beyond the formal gardens, the land opens into grazing fields and pasture rising gently to the upper boundary, where there is separate vehicular access to local roads. Timber stables and storage buildings sit discreetly within the grounds, making the property particularly attractive to those seeking equestrian or smallholding potential.

Internally, Highlaw House offers impressive and versatile family accommodation across two floors. An entrance vestibule opens into a welcoming reception hall with cloakroom WC. To the front of the house lies a splendid drawing room, featuring a magnificent fireplace and delightful views, with double doors connecting through to the kitchen. The kitchen forms the heart of the home, beautifully appointed with a range of contrasting cabinetry, a central island unit and a four-oven AGA. From here, access opens to the garden room and conservatory, with double doors opening directly onto the terrace and framing wonderful views across the countryside.





Additional ground floor reception rooms include a cosy family snug which offers a discreet and hidden wine cellar with a spiral staircase beneath, a formal dining room currently used as a snooker room, and a practical utility and laundry room with pantry.

The main staircase leads up to the first floor landing, leading to four generous double bedroom suites, all recently refurbished with high quality ensuite bath or shower rooms finished to an excellent standard. Each bedroom enjoys a pleasant outlook and generous proportions, making the house particularly well suited to family living.

The roof void offers further scope for conversion, subject to the usual consents, as demonstrated by neighbouring properties within the development. High Law House is a beautiful property in a stunning village which is well renowned for its country pub, lovely housing and first class primary school with a very high reputation. The property enjoys good commuting accessibility into the market town of Morpeth, as well to the south to Ponteland and the A1.

Early viewings are highly recommended to avoid later disappointment.

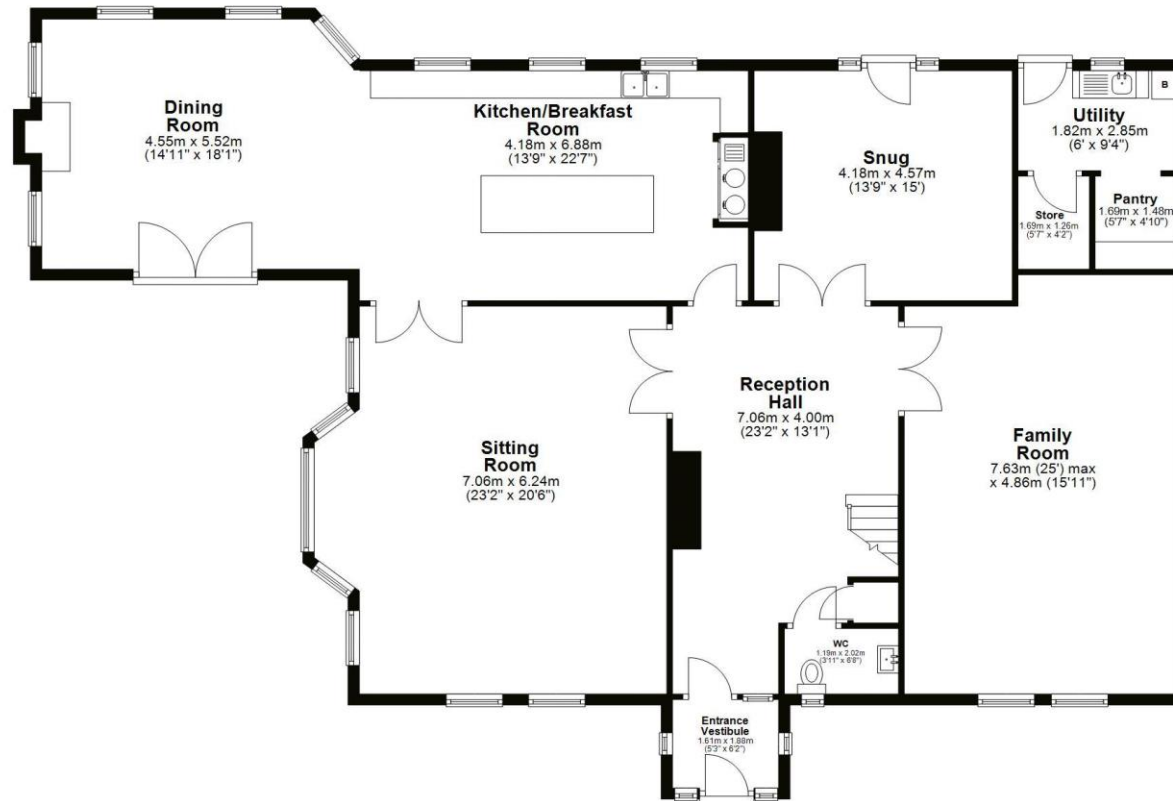
Services: Mains electric, water and drainage | Oil central heating & 3 propane gas fires | Tenure: Freehold | Council Tax: Band H |  
Energy Performance Certificate: Rating E.

**Price Guide: Guide Price £1,250,000**



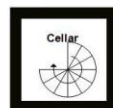
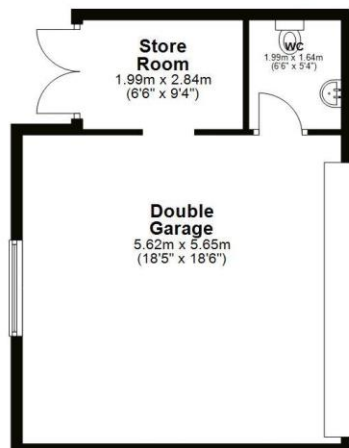


**Ground Floor**  
Approx. 194.9 sq. metres (2098.1 sq. feet)

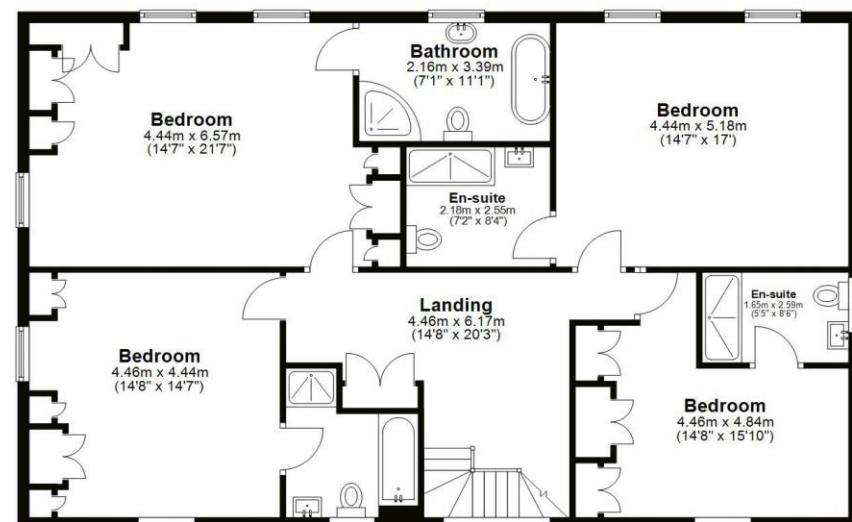


**Garage and Wine Cellar (Below Snug)**

Main area: approx. 0.0 sq. metres (0.0 sq. feet)  
Plus garages: approx. 37.7 sq. metres (405.7 sq. feet)  
Plus cellar: approx. 2.3 sq. metres (24.2 sq. feet)



**First Floor**  
Approx. 130.4 sq. metres (1404.0 sq. feet)



Main area: Approx. 325.4 sq. metres (3502.1 sq. feet)

Plus garages: approx. 37.7 sq. metres (405.7 sq. feet)

Plus cellar: approx. 2.3 sq. metres (24.2 sq. feet)

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# rare!

From Sanderson Young

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