



**rare!** From Sanderson Young



**Newfield House**  
Field House Close, Hepscott





Offers Over £2,500,000

Newfield House represents one of the finest, modern detached luxury mansions available within mid Northumberland and close by to the market town of Morpeth. The property was constructed from 2005 to 2008 and has, since that time, matured into a beautiful, quiet, and private family home, which is discreetly set back from the local cul de sac. The property is framed in fabulous stone, with replacement high quality luxurious windows, in a Georgian sash within hardwood frames, and is superbly complimented by a number of very impressive features.

The gardens and grounds extend to just over 1.2 acres and have a large set of panelled wooden gates, which are electrically operated leading into the impressive granite driveway, with its central circular fountain and triple car garage, two of which are temporarily used as an internal gym but would easily revert back to more car space, if required.

The house, under its tiled slate roof, has a very impressive external appearance and branches off to its southern wing with a stunning leisure suite. The swimming pool area of the house has recently been further improved, with the addition of an Ectotherm Artemis air handling unit (costing just under £30,000) which controls the pool, the air temperature, as well as the humidity within the room. A new steam generator has been fitted for the steam room, as well as a sauna unit, and the whole of the internal pool has been relined including a new pump with an auto chemical dosing system, which provides some of the latest technology for the use of luxury leisure suites. The house has had the further benefit of a range of electrical vehicle charging points being added, including six points to the exterior of the garage, and a rapid charging point, which is a particularly expensive addition and very valuable for those with electric vehicles. The property also has a BT installed dedicated lease line, which gives fast broadband connection speeds.

Over recent years the property has had a full new slate roof, all new rainwater goods, hardwood soffits and fascias, as well as a beautiful array of external climbing plants, which give a maturity and characterful finish to the exterior of the property.

The gardens and grounds are professionally maintained and kept and were landscaped with a BBC featured celebrity landscaped gardener.

Newfield House is a most impressive luxurious property, which offers a total of seven bedrooms, six to the principal house, as well as an independent one bedroom apartment above the garage. Newfield House extends to a total of 11,500 sq.ft. and has intelligent wiring systems, with the majority of the reception rooms having individual digital controls, sound systems, lighting, heating, and security.

Stone entrance portico | Grand double doors lead through to the elegant reception hallway with marble floor coverings and curved marble staircase | Main sitting room to the rear elevation with contemporary wall mounted living flame gas fire with a tempered glass surround, dual aspect, and French doors leading to the rear gardens | Spectacular open plan kitchen, dining, and family room with bespoke wall and floor units, granite worktops, two islands, Quooker hot water tap, and integrated Miele appliances including two microwaves, two dishwashers, steam oven, coffee machine, and wine chiller. There is a Sub Zero fridge freezer and a Britannia gas range, with eight burners and two ovens | Formal dining area with French doors leading to the rear | Laundry room | Formal dining room with attractive arched windows | Home office, also with attractive arched windows | Cinema room with projector screen and bespoke leather furniture

Located off the reception hallway is a leisure suite with cocktail bar | Swimming pool with Jacuzzi, steam room, sauna, and changing room, with bi-folding doors leading to the sun terrace

To the first floor, a principal bedroom suite benefits from an ensuite bathroom with Jacuzzi bath, rain forest shower, dual vanity set wash basins, WC and bidet, along with a separate dressing room | Four further bedrooms, all of which benefit from luxury ensuite shower rooms or bathrooms | Guest suite located via spiral staircase with Velux window and ensuite bathroom .

A self contained apartment is also located to the first floor and benefits from independent access, with a sitting room, kitchen, bedroom, and separate bathroom. This space is ideal for those with visiting relatives or as additional ancillary accommodation.

Externally, a granite driveway leads from electronic entrance gates with a circular water feature | Landscaped gardens surround the property with lawned and patio areas, with shrub borders | Wooden gazebo and pergola

This state of the art house enjoys close proximity to the convenient road access and links into Newcastle to the south, as well as locally to the town of Morpeth with railway links to Edinburgh to the north and Newcastle to the south, as well as London Kings Cross.

This is an outstanding, private home, in such a privileged location, for which we strongly recommend an early viewing to avoid later disappointment.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band H | Energy Performance Certificate: Rating C























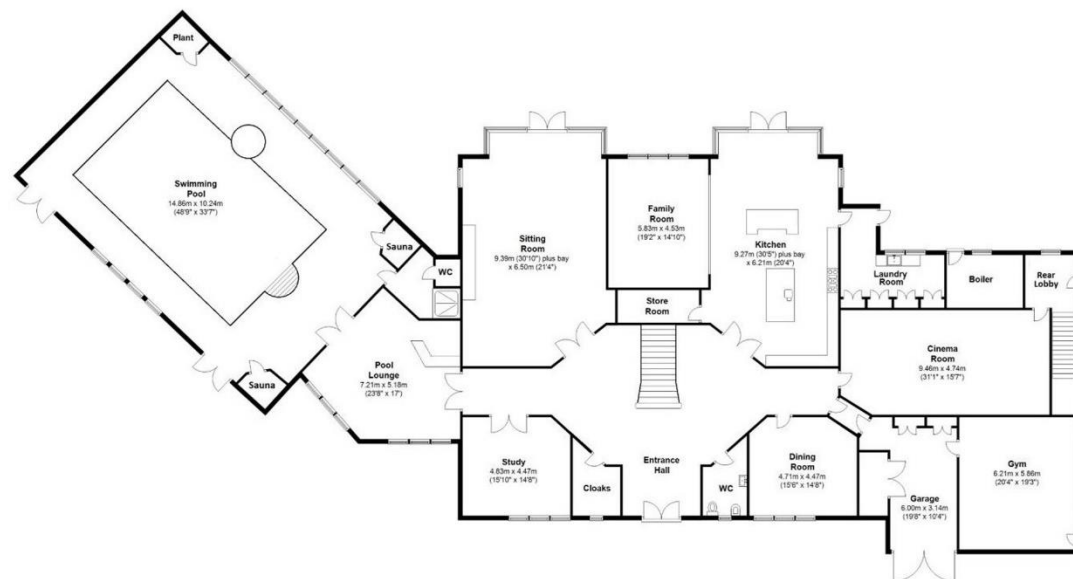




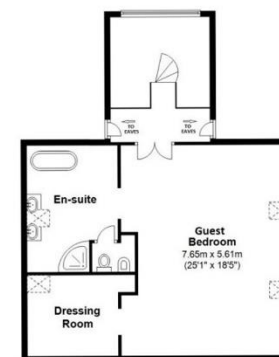
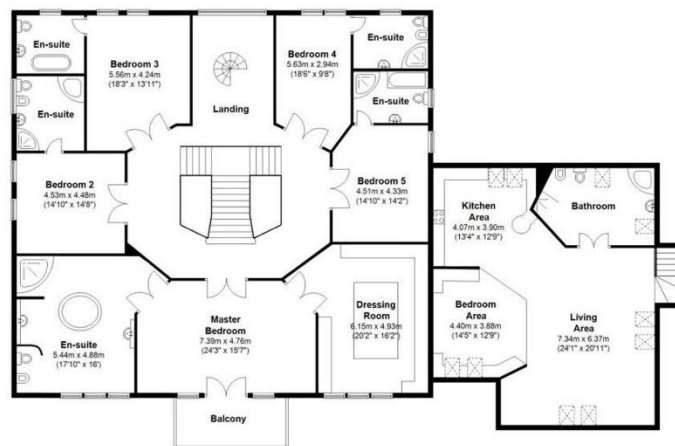




## New Field House, Hepscott, Morpeth, Northumberland



Not to scale. For identification only







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