



# West House

Guyzance, Morpeth



## West House, Guyzance, Morpeth, NE65 9AG

Fabulous five bedroom, stone period detached house, with gardens and adjoining paddock extending to approx 4 acres, and fantastic open aspect views to the surrounding countryside - located to the western edge of the hamlet of Guyzance, the impressive extended & refurbished country house has easy access to the stunning Northumbrian coast and to the A1 for commuting - Viewing essential

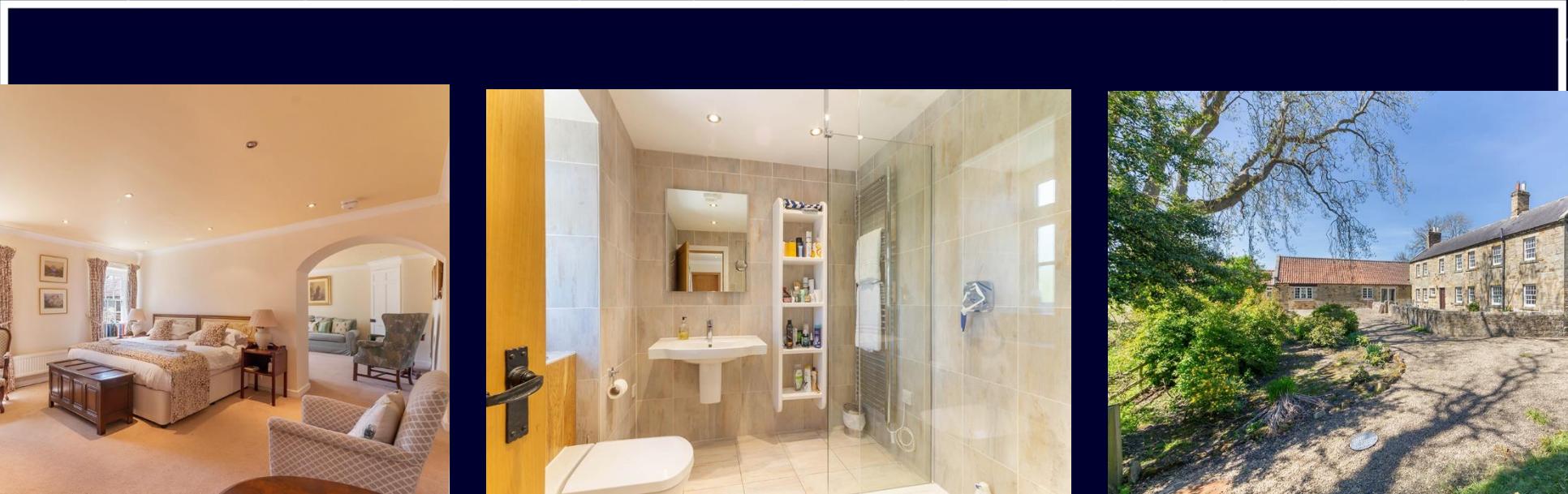
West House is a handsome stone built house, incorporating the original Northumbrian Farmhouse with a magnificent stone built extension, creating a superb reception hallway, Boot room/laundry, impressive open plan living, dining and kitchen with byre windows to three elevations and an open beamed and vaulted ceiling, and ground floor master bedroom with ensuite.

Originally part of Guyzance Estate, West house enjoys a stunning elevated position to the western edge of the hamlet of Guyzance, with a superb garden site of approximately 4 acres, including formal terraces, and informal lawned gardens surrounded by fabulous views over the Northumberland countryside and beyond to the sea.

The well proportioned accommodation is set over two floors in the period farmhouse, with generous single storey accommodation to the newer part of the house, offering a great mix of old and new, with the newer part of the house benefitting from zoned, under floor heating and double glazed windows, and the older part, period 16 pane sash windows

Ground floor - Generous reception hallway with exposed beams and oak flooring, open to the Study/home office at the rear | Boot room & Laundry | Excellent home office with French doors opening to the stone terrace and gardens | Magnificent open plan living space, incorporating a dining area and well appointed fitted kitchen - the versatile open plan living area has a beamed and vaulted ceiling, central stone fireplace, oak floors with under floor heating, and excellent natural light from the four feature byre style windows and doors overlooking the gardens | Superb kitchen fitted with a range of cabinets with granite worktops, with a large central island wine and basket storage, walk in larder and integrated appliances that include ; AEG ovens and induction hob, and full height AEG Fridge & Freezer and integrated dishwasher | Granny annex/guest bedroom suite





Returning to the hallway, there is access to the older part of the house, with a library/morning room | Hallway with stairs to the first floor bedrooms | Family room with an open fire, and rear lobby giving access to a ground floor shower room/WC | Generous ground floor guest bedroom | Dressing room area and ensuite shower room/WC

First floor - The first floor landing has a linen cupboard access to a further three bedrooms | Three double bedrooms, with south facing views over the gardens , all with an ensuite shower room/WC

Externally - West House is approached via a gated entrance, and gravel circular driveway, giving access to a parking area for a number of cars | Mature informal gardens surround the property, with extensive lawns, stone terrace seating areas, stone garaging and outbuildings for storage | The stores are ideal for housing sit on mowers/quad bikes | Fantastic elevated views to the south and west.

Services: Mains electric, water and private drainage | Underfloor heating | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating E

AGENT'S NOTES The vendor owns 1/5th of the field to the rear of the house to the right (behind the black gates) and this is included in the sale. The vendor was planning to install south facing solar panels to the pasture land surrounding the grounds.

Price Guide: Offers in Excess of £950,000







# rare!

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