



9 Crofts Park, Hepscott, Morpeth Northumberland NE61 6LJ

SITUATION AND DESCRIPTION

It is rare that such a magnificent luxury home with totally private and breathtaking grounds comes to the market. We are delighted to represent this house which is extremely well located on the south western boundary of Hepscott. The recent remodelling and renovation, complete with private winter/summer lodge and 100sq metre raised patio, has created a stunning, luxurious property and with enviable interior design it has resulted in a unique and beautiful finish that will offer anyone not only a fabulous home but an enviable lifestyle.

9 Crofts Park is an extremely appealing house in a truly unique location. Hepscott is a very attractive village, well located for its ease of access into the nearby market town of Morpeth, linking easily by road and rail into Newcastle and Kings Cross to the south and Edinburgh to the north.

The welcoming block paved drive, enclosed by bespoke wrought iron gates, is surrounded by very tall, mature trees which offer undoubted privacy.



Whilst the front of the house is impressive and stunning with a fabulous, bespoke front door, it is not until you enter the house and see the rear, external grounds that you can fully appreciate what this property has to offer.



An attractive burn runs through the rear grounds, providing the landscape for three individual bridges that create the access from one side of the garden and house to the other, where the brand new winter/summer lodge is situated. This is complete with a wooden floor from Switzerland in beige/grey tones, downlighters, large side window, well appointed bathroom including a very large walk in shower, kitchen, TV and 4 metres of bifold doors to the amazing garden.



The winter/summer lodge has been finished to an exceptionally high standard including designer electric radiators and beautifully positioned exterior as well as interior lighting. This lodge has many uses including a gym.



Located in the grounds there are a number of outbuildings, including a wooden shed for the sit down lawnmower, large wooden log shed located next to the house and an extremely large wooden building at the rear, with newly created bespoke raised wooden planters for vegetables surrounded by paving for access.

The extensive grounds of circa 2 acres are hedged with both mature trees and shrubs, as well as surrounded by a custom wooden fence in places. They have been lovingly landscaped with numerous exceptional trees and shrubs providing an incredible private, attractive and tranquil

space. They are sufficiently spacious and private enough that they could house equestrian facilities/stables if required.

Extensive external lighting and beautiful pathways further complement these truly amazing, stunning grounds.

This five en-suite bedroom house has double glazed sealed unit windows, gas radiator central heating, log burning luxury fire, and brand new carpet laid to all the upper and lower floors. Furthermore the bespoke doors have high quality chrome handles, the windows are dressed in bespoke cream gloss wood blinds, there are oak sills to the windows, oak treads for the doors and oak banisters to the stairs, chrome downlighters throughout, all using LED bulbs, as well as a comprehensive alarm system.

From the stone pillared portico through the front door you enter an oversized reception hall, complete with bow window to the front drive, with luxury Italian porcelain tiles on the floor that lead to the expansive kitchen, breakfast, family and dining area. The hall provides access to a stunning powder room with a bleached oak vanity which is accentuated by a wall to wall (and to ceiling) mirror. The hall currently contains a walnut sideboard and large circular coffee table as well as two large chairs. In addition there is also a 2 metre wide fitted cloaks cupboard included in the hall space.

Through the glass oak surround double doors from the hall, you enter the fabulous family room that contains firstly the kitchen complete with beautifully appointed granite workbenches throughout and backsplash, Siemens double oven, hob and hood, freezer, fridge, dishwasher and an extensive amount of cream cupboards.



Next, to the left of these doors there is an entrance door to the utility complete with washer, dryer, additional storage cupboards and sink.

Beyond the utility room is an attractive breakfasting area with room for table and chairs and is complete with a matching cream bureau and granite top to the kitchen and TV.

Walking from this area you enter the family area with an amazing oversized fireplace complete with solid oak mantel and an oversized fitted log fire.

The room is finally complete with the dining area that currently houses two sideboards, glass cabinet and table that seats 8/10 people.

The family room, described above, has four electric Velux roof windows allowing fabulous natural light and are complete with sandstone Velux blinds as well as three unique crystal designer ceiling lights. Furthermore there are 5 metres of bespoke bifold doors and a further 4.5 metres of matching glass windows, finished in anthracite grey that allow half of the family room to be open completely to the 100 Sq metre patio. The patio provides access to the grounds via bespoke wooden stairs and is finished in the same exceptionally high standard as the house with hardwood floor and designer lighting.



Going back through the family room and leaving the double glass oak trimmed doors, through the hallway, turning right, you go down one set of stairs carpeted in the matching carpet to the upper floors, and enter a very large double bedroom, again carpeted the same, complete with downlighters, TV point and en-suite bathroom. The en-suite is beautifully appointed with a bleached oak cabinet, chrome fittings and walk in shower. This bedroom has a large window with bespoke cream blinds and currently has two very large six drawer dressers in the space as well as two chairs and a double wardrobe.

Between the bedroom door and stairs, to the left, there is another door opening to a large storage cupboard and a further smaller door providing access to the cellar that is currently used as a storage room.

To the first upper floor, accessed from the hallway up one flight of stairs, you will find a most enchanting lounge with cathedral size ceiling and an amazing large window overlooking the front garden which is complemented with a bespoke wrought iron Juliet balcony.

There are two breathtaking chandeliers and fitted low level wall units currently used for the TV and entertaining. This

room has a unique wood floor from Switzerland finished in grey/beige tones and the current owner has positioned a ten seater corner suite and two large chairs as well as numerous side tables and lamps. From the lounge there are a further two areas of the house.

Firstly, up a further flight of carpeted stairs, lit by a most desirable crystal chandelier, there is a landing with large window and bespoke blinds that currently has two linen cupboards and a chair positioned within. From this landing access is gained to three en-suite bedrooms, two double rooms facing the rear garden, both with Hammonds fitted cream wardrobes and one single bedroom facing the front. Each en-suite bathroom has Villeroy and Bosch bathroom furniture, as well as chrome fittings throughout. The bedrooms have bespoke cream blinds and TV points.

One double bedroom en-suite has a walk-in shower complete with rain-shower and spray, as does the single bedroom en-suite. The other double bedroom en-suite is complete with a bath and overhead shower.

Going back down the flight of stairs and across the lounge there is a bespoke glass sliding door that provides an entrance to a small porch used currently to house a drinks trolley for entertaining. The porch has a loft hatch (with pull-down stairs) in the ceiling which provides access to an insulated, well lit loft for storage. The porch has a door to the right that opens to the study, complete with bureau and cupboards and to the left, a door that opens to the master suite.

The master suite is a king size bedroom upstairs, with two oversized west facing windows to the rear, complete with extensive sitting areas. Down the carpeted stairs there is a very large dressing space/en-suite.



The dressing area and en-suite is floored in a bleached oak material that is waterproof and washable. It has a dressing table, double fronted mirrored cupboard with feature lighting, a set of drawers, two fitted double wardrobes, one single. Furthermore there is a door leading to a walk in dressing room, with a further three fitted wardrobes, as well as space for further hanging and

an under the stairs storage space currently used for shoes.

Another door in this dressing space leads to the luxurious, beautifully appointed en-suite bathroom, complete with walk in shower, feature bath, oversized sink with drawers and over the sink luxury mirrored double cupboard with feature lighting. The fittings and finishes are chrome throughout. A further door in the dressing area leads to a small room that houses the commercial boiler and water storage tank and is currently used as an airing cupboard for towels.

To complete the property, at the front, there is an attractive double garage, two beautiful raised garden beds complete with mature shrubs, additional elegant lighting on the driveway, garage and front porch, a wooden garden gate that enters an attractive paved courtyard, complete with raised garden beds for small shrubs and lighting that washes over the external house walls.

Crofts Park is well known for its good quality housing and this is by far its best example, on the boundary of Hepscott with views over the surrounding countryside. The centre of Morpeth has benefited further by the opening of its exclusive shopping area known as Sanderson Arcade and there are a number of excellent schools, recreation facilities, golf courses and rugby clubs in the locality.

This is an incredibly beautiful property in an incredibly beautiful area, creating not only a beautiful home, but an opportunity for an amazing lifestyle. As agents, we would highly recommend this property to be viewed.

AGENTS NOTE

One lower external room was flooded in 2008. Since then extensive work has been carried out at a cost of over £100,000 to protect the property. Certificates of Guarantee are available.

SERVICES

The property has mains gas, electric and water services.

DIRECTIONS:

From Newcastle take the A1 north sign posted Morpeth. At Seaton Burn Junction (Jct 80) branch left, then at Seaton Burn roundabout take the 3rd exit onto the A1068. Continue on the A1068 then branch left onto the A192. Turn left onto Crofts Park.

TENURE

Freehold.

FLOOD RISK

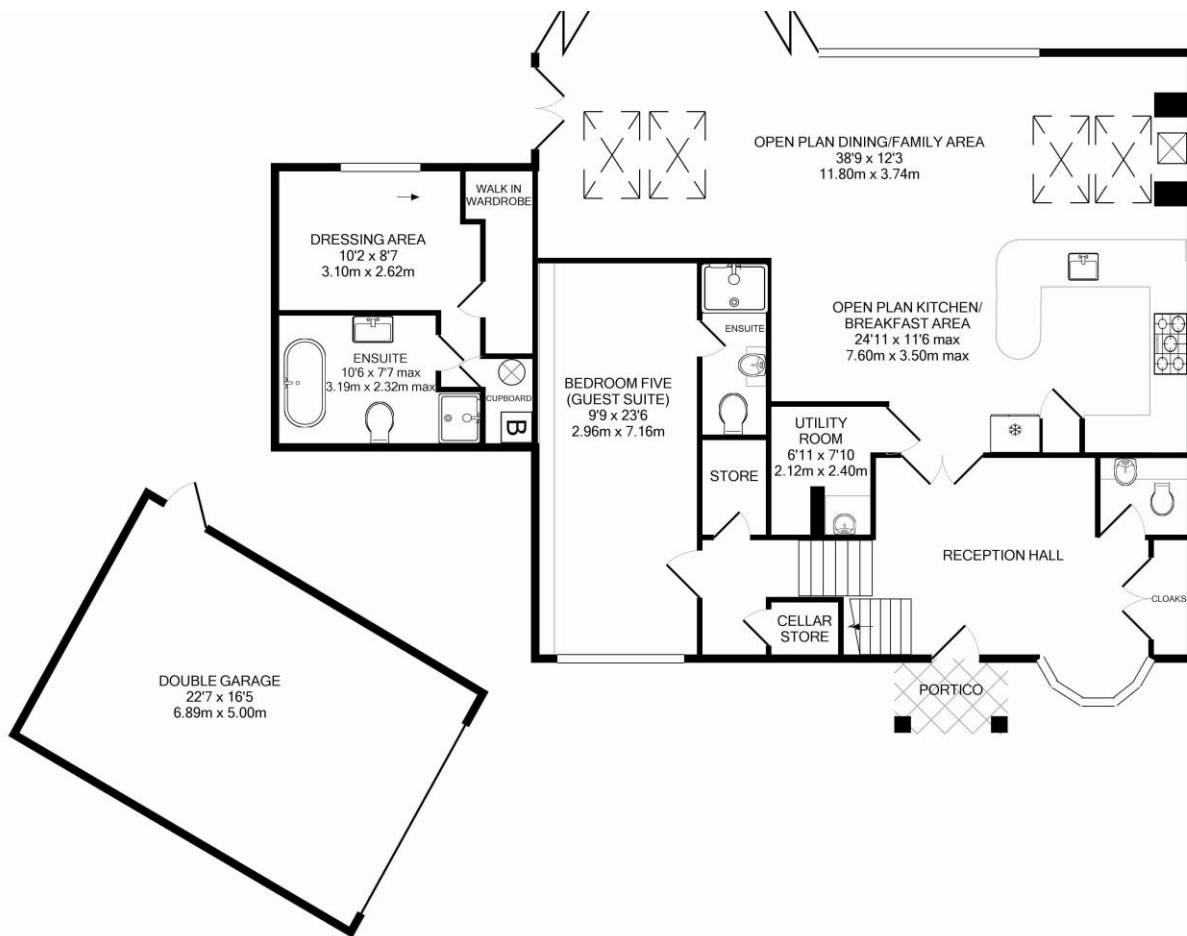
Please see website www.environment-agency.co.uk

COUNCIL TAX:

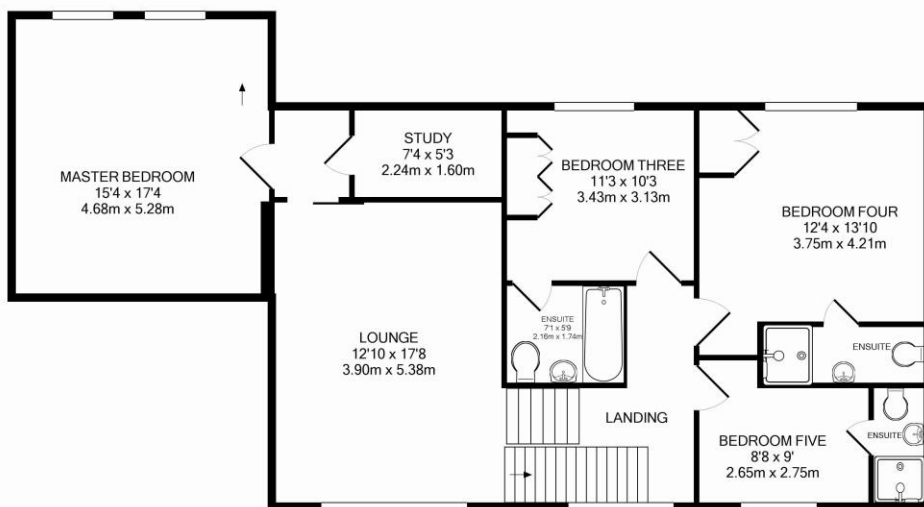
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

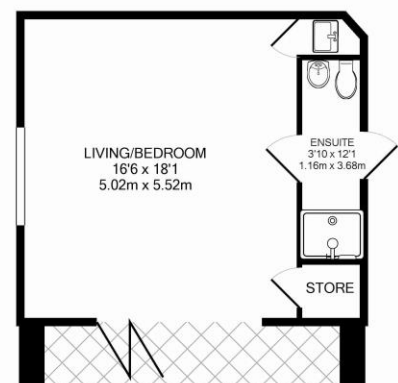
Grade: D



GROUND FLOOR



1ST FLOOR



LODGE

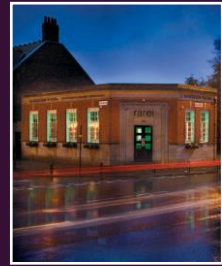
9 CROFTS PARK, HEPSCOTT, NEWCASTLE UPON TYNE, NE61 6LJ
TOTAL APPROX. FLOOR AREA 3111 SQ.FT. (289.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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www.sandersonyoung.co.uk

Regional Office
The Old Bank
30 High Street, Gosforth
Newcastle upon Tyne



Duncan Young or Ashleigh Sundin

t: 0191 2233500 | f: 0191 2233505

duncan.young@sandersonyoung.co.uk | ashleigh.sundin@sandersonyoung.co.uk

OPEN 7 DAYS A WEEK

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From Sanderson Young



9 Crofts Park
Hepscott



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Price on Application

