



Rothley House, Lynn Law Farm, Whalton Morpeth, Northumberland NE61 3UZ

SITUATION AND DESCRIPTION

Lynn Law Farm was redeveloped in the late 1990s and had four stone built detached houses built within the former steading. Rothley House is one of these properties and has the benefit of a drive and courtyard for a number of cars, as well as a detached double garage. The gardens surrounding Rothley House are very well landscaped and immaculately presented, with beautiful planting, sitting areas and a raised up timber deck to the rear.

The house itself has double glazing set into the sash windows, an alarm system and oil fired central heating.

An entrance vestibule leads through to the hall which has oak wood flooring and leads on to a cloakroom and wc. The main sitting room has views to the front and rear and a glazed door onto the terrace. The family room is at the centre of the house and also has a glazed door onto the gardens. The dining room is at the front and has a south and westerly aspect and attractive decoration. The kitchen is equipped with grey cabinets, built-in appliances, an Aga and breakfasting bay with glazed door onto the gardens. The kitchen leads to its own utility room.

To the first floor the master bedroom has its own en-suite bathroom. There is a guest double bedroom at the rear with shower room and the remaining two bedrooms have access to the family bathroom. One of the bedrooms is professionally fitted as a working office and has excellent wardrobe storage space.

In 2014 the property was significantly refurbished and modernised with the redecoration of the majority of rooms throughout providing a first class presentation to the house. The family bathroom, the en-suite bath and shower rooms and the downstairs cloakroom have been newly replaced and refitted with beautiful suites, tiling and lighting. The principal kitchen has had its cabinets repainted and is a beautiful feature of this lovely home. The gardens are immaculately maintained and kept and the house is available for immediate occupation.

Rothley House is an impressive property in a lovely village which is well regarded for its quality housing, as well as its excellent primary school and coaching inn. Whalton connects easily into the market town of Morpeth, with superb shopping and schools, as well as to Ponteland to the south. It has good commuting accessibility into Newcastle and good recreation facilities.

An impressive family home in a rural village of Northumberland.

The property comprises:

Access is to the front of the property on its western elevation, with a panelled door leading into the:

ENTRANCE VESTIBULE

With double panelled radiator, oak wood flooring, dado

rail, contrasting emulsion wallpaper decoration, cornice detailing and an internal glazed door leading through to the:

RECEPTION HALL

With fabulous interior design and decoration, dado rail, cornicing, solid oak flooring, double panelled radiator, burglar alarm control panel, infra red alarm sensor and natural light from the stairwell.



A door connects underneath the stairs to a general cloaks storage cupboard with electric circuit breaker control panel and cloak pegs.

CLOAKROOM/WC

With tiling to the walls, low level wc, wash hand basin and chrome towel rail.



From the reception hall four sets of doors connect to principal ground floor accommodation.

SITTING ROOM (front & rear facing)

23'4 x 13'11 (7.11m x 4.24m)

This is a very impressive room with lovely design and decoration, egg and dart cornice detailing, two double panelled radiators, light laminate wood flooring, stone fireplace surround, hearth and mantle with open fire recess, power points, TV aerial point, central ceiling rose and sash windows at the front overlooking the gardens, as

well as windows at the rear with a glazed door connecting onto the patio terrace.

FAMILY ROOM

16'4 x 12'4 (4.97m x 3.77m)

With oak flooring, oak fire surround with brick recess and slate hearth, attractive decoration, wall lighting, cornicing, ceiling rose, infra red alarm sensor, TV aerial point and glazed door leading out onto the rear garden. There is also a connecting door leading to the:

BREAKFASTING KITCHEN (side & rear facing)

26'0 x 16'9 (7.93m x 5.12m) measurements include utility
A very well presented room which is set into the bay with attractive views over its private garden. The kitchen is well equipped with a range of grey base, wall and drawer cabinets with granite worktop surfaces incorporating a Belfast sink unit and a built-in Siemens dishwasher. The central island unit has a Siemens single oven, as well as an electric four ring hob. There is also an integrated refrigerator with matching fronted door. The focal point of the kitchen is the oil fired Aga with two ovens and two hot plates set into the chimney breast recess with exposed brickwork. Further features include terracotta floor tiles, spotlighting to the ceiling, two double panelled radiators, window aspects to the south, a glazed door leading onto the terrace and a door connecting to the:

UTILITY ROOM (rear & side facing)

With double panelled radiator, stainless steel single drainer sink unit, granite styled worktop surfaces, fitted base and wall cupboards, cream tiled surrounds to the worktop surfaces, spacing for a washing machine, tumble dryer and freezer, infra red alarm sensor and a glazed and panelled door leading onto the rear gardens. The utility room also accommodates the oil fired central heating boiler for central heating and domestic hot water to the house.

DINING ROOM (front & side facing)

11'1 x 12'3 (3.38m x 3.75m)

A pretty room enjoying a view over the southern and western elevation of the property, wallpaper decoration, cornice detailing, double panelled radiator and TV aerial point.



The staircase with its oak handrail, spindles and newel post leads up to the first floor landing with a feature west facing window.



FIRST FLOOR LANDING

With good decoration, double panelled radiator, a pull down access hatch into the roof which is boarded and has power and folding doors to a large airing cupboard housing the Heatrae Sadia hot water cylinder.

From the first floor landing five doors lead off to principal accommodation.

BEDROOM ONE (rear facing)

12'4 x 16'7 (3.76m x 5.07m)

With tasteful wallpaper decoration, ceiling coving, double panelled radiator, window views overlooking the garden and TV aerial point.

EN-SUITE BATHROOM

Comprising tiled bath, low level wc, wall mounted wash hand basin, step in shower cubicle, tiling to walls and floor, extractor fan, spotlights to ceiling, chrome shaver point, underfloor heating and complementary chrome furnishings.



BEDROOM TWO (rear facing)

15'11 x 12'4 (4.86m x 3.77m)

Enjoying a super view over the gardens, double panelled radiator, ceiling coving, light emulsion decoration and TV aerial point.

EN-SUITE SHOWER ROOM

Comprising step in shower cubicle, wall mounted wash hand basin, low level wc, tiling to walls, sparkle granite tiling to the floor, heated chrome towel rail, spotlights to ceiling and extractor fan.

BEDROOM THREE (front facing)

15'9 x 10'8 (4.81m x 3.25m)

Enjoying a lovely aspect to the west, double panelled radiator, light and bright decoration, dimmer switch lighting and TV aerial point.

**BEDROOM FOUR** (front facing)

10'7 x 9'8 (3.23m x 2.94m) measurements from fitted furniture

This is a lovely bedroom which is currently fitted out as a professional study and office. It has a beautiful arrangement of high quality wardrobes concealing excellent storage and hanging rail space, a professional study desk and work station, double panelled radiator, TV aerial point and window aspect to the west.

**FAMILY BATHROOM**

With double glazed sash window to the front, deep set tiled bath, step in shower cubicle, wall mounted wash hand basin, tiling to walls and floor, spotlights to ceiling, extractor fan and chrome towel rail.

EXTERNALLY

The house is approached from its southern elevation and has a good drive and courtyard with parking for a number of cars.

DOUBLE GARAGE

19'0 x 18'2 (5.79m x 5.53m)

A super garage which is currently used as a gymnasium. It has spotlighting to the ceiling and is boarded to the eaves space with a pull-down ladder leading into a good storage area. The garage has power and lighting, cold water supply, two electrically operated up and over doors and a side pedestrian door leading to the gardens.

To the rear of the garage there is storage for refuse, as well as an oil tank.

The gardens that surround Rothley House are professionally landscaped and very mature. At the front of the property the garden is west facing and has a tall beech hedge boundary and lawned garden with well stocked borders. The south drive and courtyard has an external meter reading cupboard and a gate that leads to the rear garden.

The rear garden enjoys fabulous sunshine from the south and has been very well landscaped. To the foreground of the house there is a stone flagged patio terrace with sitting area and to the corner of the garden there is a raised up timber deck and dais which provides an external sitting area for summer evenings. The lawned garden is supported by magnificent flower and shrub borders. There is a stone boundary wall and wiring for external lighting.

To the northern elevation of the house there is a side passageway and a timber garden store shed, as well as a brick built log storage area.

AGENTS NOTE

The access road to the property and neighbouring properties in Lynn Law Farm (7 in total) is private, with each property having a right of way/obligation to share maintenance costs.

SERVICES

The property has mains electric and water services.

TENURE

Freehold

FLOOD RISK

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

COUNCIL TAX:

Please see website www.voa.gov.uk

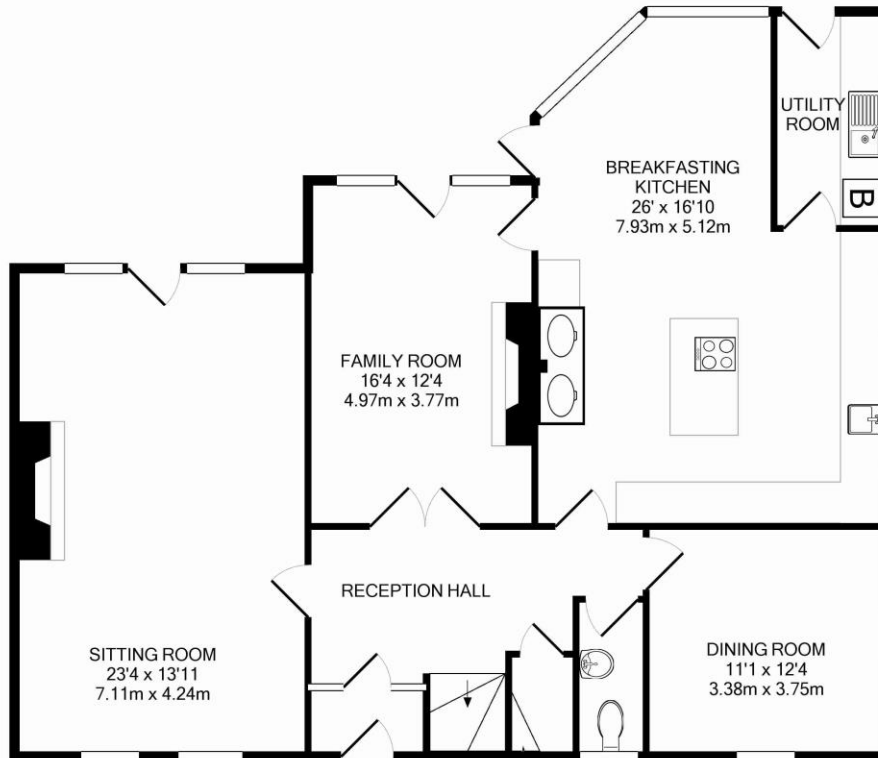
ENERGY PERFORMANCE RATING:

Grade: D

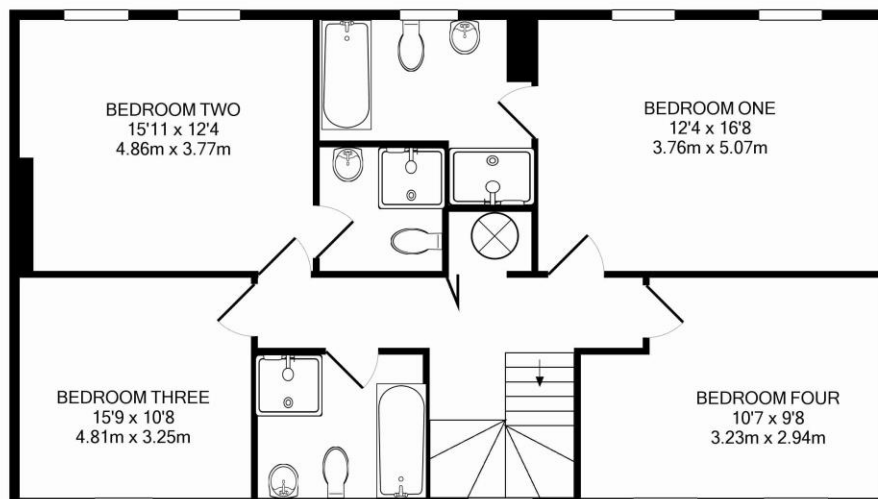


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GROUND FLOOR



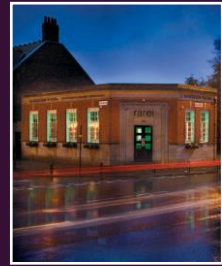
1ST FLOOR

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OPEN 7 DAYS A WEEK

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rare! From Sanderson Young



Rothley House
Lynn Law Farm, Whalton



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Price on Application

