



rare!  
From Sanderson Young



The Woodlands  
17 Whalton Park, Morpeth



The Woodlands, 17 Whalton Park, Gallowhill, Morpeth, Northumberland NE61 3TU

Guide Price £1,350,000

The Woodlands is a 6 bedroom, modern country family home in a tranquil private setting within the prestigious Whalton Park Country Estate. The Woodlands is one of the finest sites within Whalton Park's 30 acres of mature grounds. There is good accessibility to local villages such as Belsay, Whalton, Ponteland and the market town of Morpeth, offering an excellent range of schools, leisure and shopping facilities with local connections to Newcastle City Centre and Newcastle International Airport. This delightful property, built to the highest of standards in 2002, boasts over 5000 sq ft of accommodation and has been designed to create a bespoke luxury country home set in mature private gardens and grounds, woodland, patio areas and a private courtyard. The Woodlands is approached via a private road leading from Whalton Park through pillared iron electric gates leading to an impressive large walled drive and a triple garage, one of which has been converted into a gym/office space with under floor heating. Also accessed through a quaint wrought iron gate is a charming courtyard area with access into the property via a door to the utility room. Surrounding the property are pathways that lead to the rear of the garden where you can enjoy the stunning views over the countryside and beyond. The grounds extend to 1.3 acres including a mature woodland with two large storage sheds and a children's play area.

The property is entered via a large, impressive reception hallway featuring hand painted walls, pillars, cream marble flooring and a magnificent oak split staircase. The light and spacious entrance sits centrally within the house with flowing access through to the principal rooms and direct access through double doors to the garden rooms and to the patio areas, great for al-fresco dining. To the rear of the house is a garden room that wraps around the back of the property admiring the views and access to all main reception areas. Entered through double doors, the drawing room is elegantly presented, featuring panelled walls, walnut flooring and a large Inglenook marble fireplace with multi fuel burning stove. The kitchen is a real focal point fitted with 'Mowlem & Co' kitchen units, recently hand painted, featuring a granite worktop. It includes a black 4 door Aga, large larder and a double built-in oven. The centrally curved breakfasting island, adjoining circular wooden breakfast table and bespoke hand blown chandeliers, are truly impressive. Access to the utility room via the kitchen leads out onto the courtyard. From the kitchen, through a pillared archway, is an area currently used as a morning room, which then leads onto the garden room via double doors. The kitchen also leads onto a family room with an Inglenook set in brick with a multi-stove. From the hallway there is a study, a cloakroom and a WC. To the first floor the spacious galleried landing provides access to all of the upstairs rooms. The master bedroom has an en-suite, a dressing room, as well as a private balcony from which you can enjoy views over the woodland, garden and the countryside. There are 4 further double bedrooms, one of which has fitted wardrobes and a private balcony. All 4 bedrooms have en-suite facilities that have all been newly fitted. The family bathroom is designed to work as an ensuite to bedroom 5/guest bedroom or as a family bathroom. The 6th bedroom is currently being used as a games and media room and is fitted with media units designed by Neville Johnson. Well presented throughout, with double glazed windows, oil central heating, this superb, detached family home demands an early inspection.

Reception Hall, Drawing Room, Family Room, Dining Room/Morning Room, Breakfasting Kitchen, Utility, Garden Room, Study, Cloaks, WC, Master Suite, 1 further Double Bedroom with En Suite, 2 further Double Bedrooms with a Jack and Jill En Suite, 1 further Double Bedroom with En Suite/Family Bathroom, 1 further Double Bedroom/Games Media Room, Gym/Office, Double Garage, Paved Courtyard, Patio, Mature Gardens and Woodland

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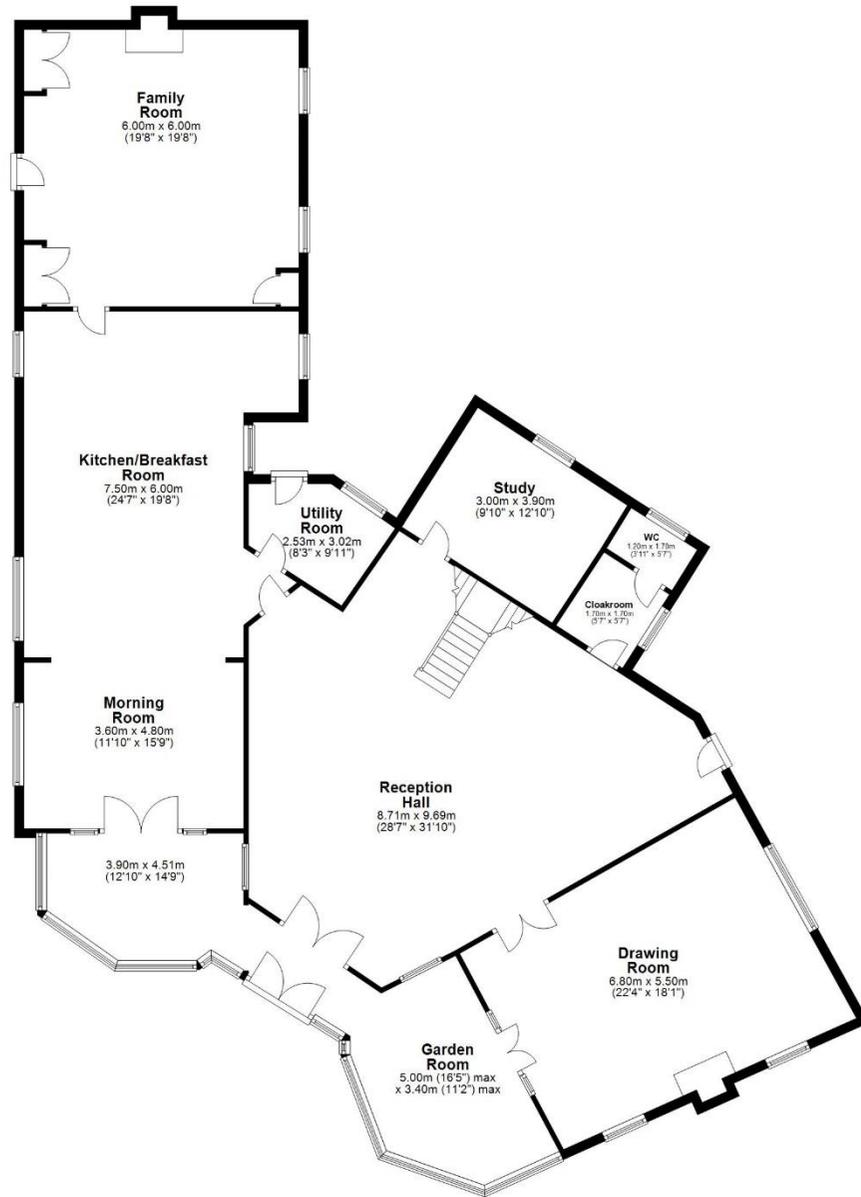








**Ground Floor**  
Approx. 250.5 sq. metres (2696.5 sq. feet)



**First Floor**  
Approx. 223.6 sq. metres (2407.0 sq. feet)



Total area: approx. 474.1 sq. metres (5103.5 sq. feet)  
The Woodlands, 17 Walton Park, Gallowhill



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