



rare!

From Sanderson Young



**Acorn Lodge**  
Gubeon Wood | Tranwell Woods



## Acorn Lodge, Gubeon Wood, Tranwell Woods, Morpeth NE61 6BH

Guide Price £1,800,000

This substantial, detached family home boasts 5166 sq ft and is ideally located at Gubeon Wood, Tranwell Woods, Morpeth. Acorn Lodge, which was purchased by the current owners in 2014, offers one of the largest, detached properties in the area and benefits from a home gymnasium, cinema room, leisure suite including swimming pool and sauna, tennis court, five double bedrooms and is offered to the market with no onward chain. The property itself is set within wooded grounds and screened by magnificent tall trees and has open lawned gardens with stone flagged paths. Acorn Lodge provides a tranquil and private location whilst also being only a short drive into the delightful market town of Morpeth with its schools, shops, offices and excellent rail and road links to Newcastle and Edinburgh. The property is also well placed for the A1 giving excellent access to Newcastle City Centre, Newcastle Airport and providing excellent links throughout the region.

Available immediately, the internal accommodation comprises: Impressive central reception hallway with tiled flooring, fireplace and split staircase leading to the first floor; lounge with French doors to the garden; family room with access to conservatory; second reception room which is open to a third reception room which benefits from a cocktail bar area with views of the gardens and spiral staircase leading to a re-fitted cinema room with bar area. The ground floor also offers access to an impressive kitchen/dining space with bespoke fitted hardwood cabinetry, black granite work surfaces, central island, gas fired Aga and integrated appliances. A hallway, with stairs to the games room, leads onto the leisure suite with an air-conditioned home gymnasium and a full size, heated indoor swimming pool with Jacuzzi, sauna, changing rooms and French doors to the gardens; a pool and TV room is found above. The stairs to the first floor lead to a generous galleried landing and give access to five double bedrooms, the master suite with en-suite bathroom and dressing area and a re-fitted family bathroom. Externally, the private surrounding woodland gives tremendous screening to the grounds which extend to approximately 3.36 acres and are accessed via electronic, iron entrance gates with secure entry phone system and long private driveway which leads to a generous, multi-car driveway and a detached garage with two electronic double doors offering secure parking for four vehicles. The guest suite lies above the garage area and provides a large self-contained apartment with kitchen/breakfast room; the kitchen opens through to the lounge/bedroom. The property also offers an outdoor tennis court and a children's soft play area, with swings, slide and timber constructed Wendy house.

With gas central heating the property is offered to the market with vacant possession and viewings are strongly recommended to fully appreciate the size of accommodation on offer.

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

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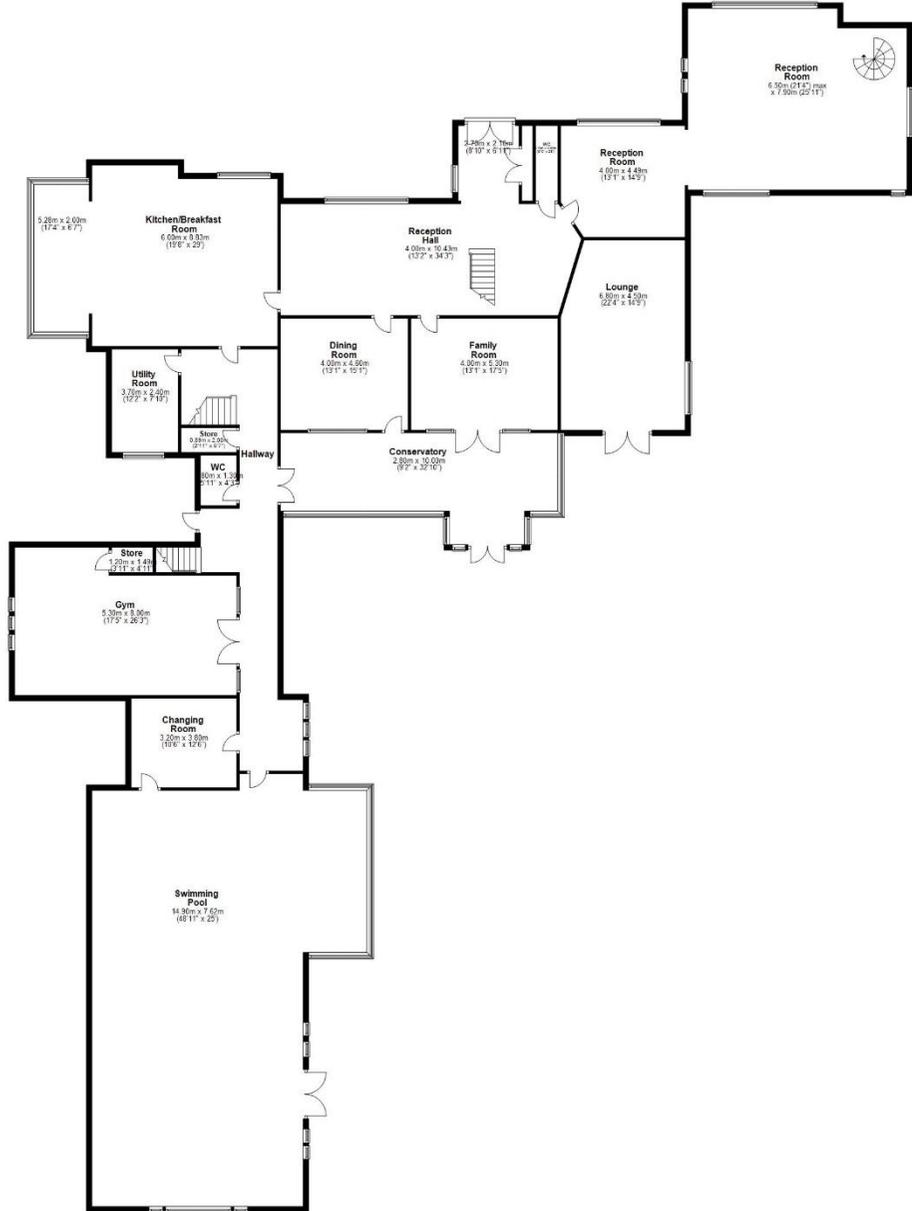




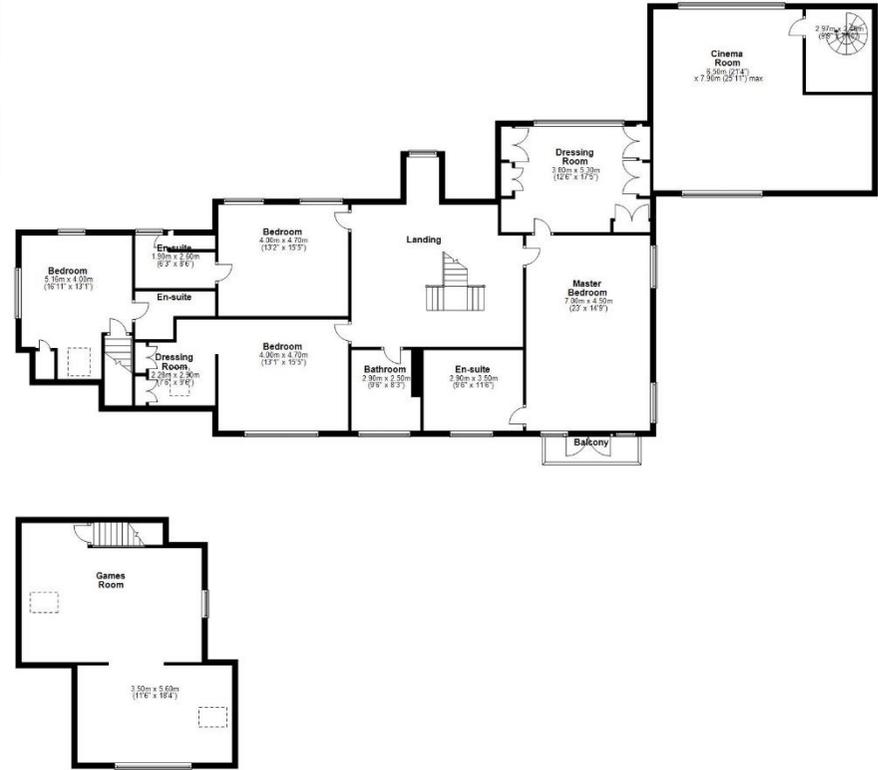




**Ground Floor**  
Approx. 657.4 sq. metres (6481.3 sq. feet)



**First Floor**  
Approx. 106.6 sq. metres (1073.7 sq. feet)





All confidential enquiries to:

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