



rare!

From Sanderson Young



Snuff Mill
Mitford



Snuff Mill, Mitford, Morpeth, Northumberland NE61 3PY

Offers Over £1,500,000

Snuff Mill is a stunning period detached country house, located in approximately 2 acres of grounds and gardens in the oxbow of the River Wansbeck in the historic village of Mitford. The period stone built house, dating back to the early 1800's, has been sympathetically extended and stylishly refurbished by the current owners creating a most magnificent and special family home, with fabulous views to the grounds and river and an abundance of wildlife. The property is finished to an exceptional standard throughout, with bespoke timber windows and doors, underfloor heating to the first and second floors, air source heat pump heating system with excellent fee in tariff, CCTV security system, and integrated sound system to the main reception areas, master bedroom and study/bed 5.

Reception hallway with herringbone Karndean flooring and bespoke staircase to the first floor galleried landing | Fabulous sitting room with dual aspect, open fire with stone surround, and French doors to garden room | Dining room with wood burning stove, views and French doors to the garden | Impressive family kitchen/breakfast room with excellent natural light from the glass atrium roof - walk in pantry, hand painted bespoke cabinets with granite worktops, central island with dishwasher and sink, AEG integrated induction hob, oven, steam oven, microwave and warming drawer, and full height fridge | Side lobby with barn style door, cloakroom/wc, walk in store, laundry/boiler room and separate utility area | First floor galleried landing with ladder access to a large loft | Stunning master bedroom with windows to three elevations and beautiful river views | Luxury ensuite bathroom with 'Heritage' suite and walk in shower with rainfall head | Guest bedroom with door to a Jack and Jill shower room | Two further double bedrooms | Study/bedroom five | Shower room with corner shower | EPC Rating: C

Snuff Mill is approached via a timber gated entrance, leading to an extensive gravel driveway with parking for 8 cars leading to a substantial double car port. The beautiful landscaped gardens and grounds extend to approximately 2 acres, sitting in the natural oxbow of the River Wansbeck, with stone terrace seating areas and a superb and versatile timber Summerhouse with outside decked terrace, 'Morso' wood burning stove, electricity and double glazed windows. There is a second Summerhouse on the river, an attached timber potting shed and detached single garage, housing the sit-on lawn mower, within the gardens. Mitford is a very pretty village, steeped in history with a Norman castle, beautiful church and The Plough public house, located 2 miles from the historic and vibrant market town of Morpeth with its award winning Sanderson Arcade, an excellent selection of local shops, cafes and restaurants, mainline train station as well as good local road access to the A1 for commuting north and south; Newcastle International Airport is 15 minutes away whilst Newcastle City Centre is 20 minutes.

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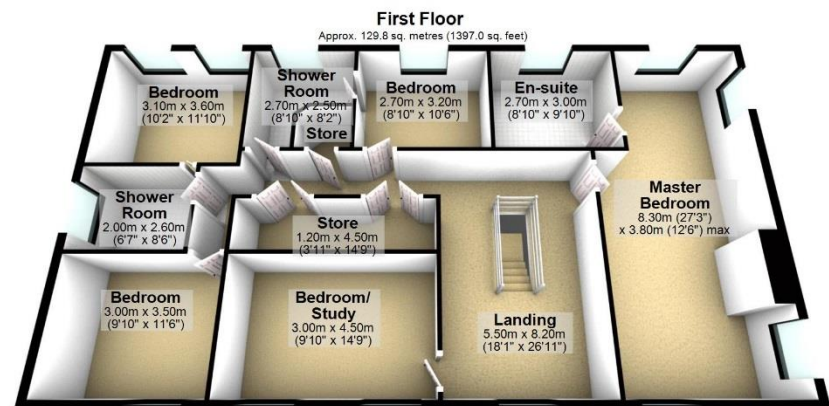
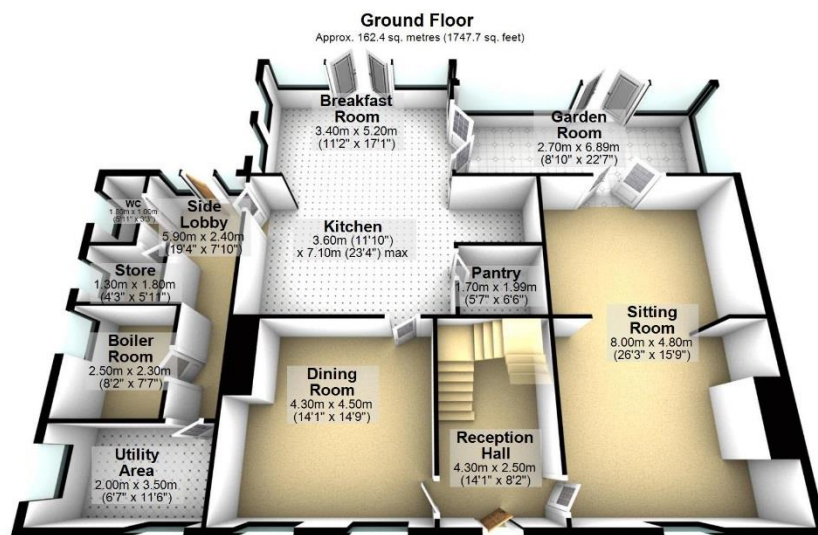












Total area: approx. 292.2 sq. metres (3144.7 sq. feet)
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