



rare! From Sanderson Young



Ashwick House
Gubeon Wood



Ashwick House, Gubeon Wood, Tranwell Woods, Morpeth, Northumberland NE61 6BH

Guide Price £1,595,000

Ashwick House, a stunning five bedroom, five reception room detached house, occupies arguably the best plot in Gubeon and Tranwell Woods with approximately 3.3 acres, enjoying a south facing aspect, of beautiful mature landscaped gardens and woodland, and a large detached garage block for five cars with a large studio/home office above. The house, constructed in the 1980's does require some updating having been fully refurbished some 20 years ago, and offers modern and well appointed accommodation over two floors with many bespoke features, and has excellent privacy with double electric gates to the pillared entrance, opening to a large driveway providing parking for several cars. The impressive family home has many design features including; a fabulous bespoke maple staircase to a first floor galleried landing, maple flooring, feature arched windows, under floor heating to some of the bathrooms/ensuites, and a superb kitchen/breakfast room which was featured in '25 Beautiful Kitchens' magazine. The accommodation comprises:

Impressive reception hallway with two feature arched windows and bespoke maple staircase leading to a galleried landing | Cloakroom/wc | Superb sitting room with French doors to terrace and garden | Dining room | Study | Snug/family room with French doors to garden | Cinema room with projector, surround sound speakers and an electrically retracting screen | Beautifully appointed family kitchen/breakfast room with bespoke cabinets, granite worktops, SMEG range cooker and integrated Miele appliances | Utility/cloakroom WC | Separate wc | Beautiful galleried landing | Impressive master bedroom suite with extensive built-in wardrobes, patio doors to a balcony with elevated views over the garden | Luxury en-suite shower room/wc | Guest double bedroom with dressing room and en-suite bathroom/wc | Three further bedrooms, two of which have been utilised as a gym and music room | Family bathroom/wc | Detached garage with space for five cars and a 41ft studio/home office above ,with access to a useful store area

The gardens of Ashwick House extend to circa 3.3 acres and have been beautifully landscaped with mature trees, shrubs and well stocked borders. Within the garden there are gravelled woodland walks, a large stone terrace leading from the house, and a feature pond. Planting includes rhododendrons, conifers, laurel and a rockery overlooking the patio terrace. The garden is home to a variety of wildlife including deer, foxes and red squirrels and the woodland area to the boundary is a natural habitat for the wildlife. The property, ideal as a family home, offers excellent versatile living accommodation coupled with magnificent private grounds. Tranwell Woods is well placed for access to the thriving market town of Morpeth, with its wide variety of shops, cafes and restaurants, as well as the A1 for access to Newcastle International Airport and commuting to Newcastle upon Tyne and the remainder of the region.

ESTATE AGENT'S NOTE: The 'Gubeon Wood' road is jointly owned by all of the houses on the road.

Services: Mains electric, water and drainage | Oil fired central heating | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D





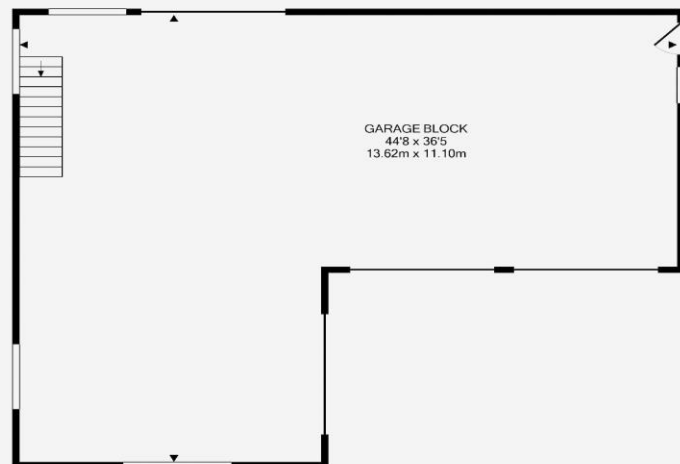




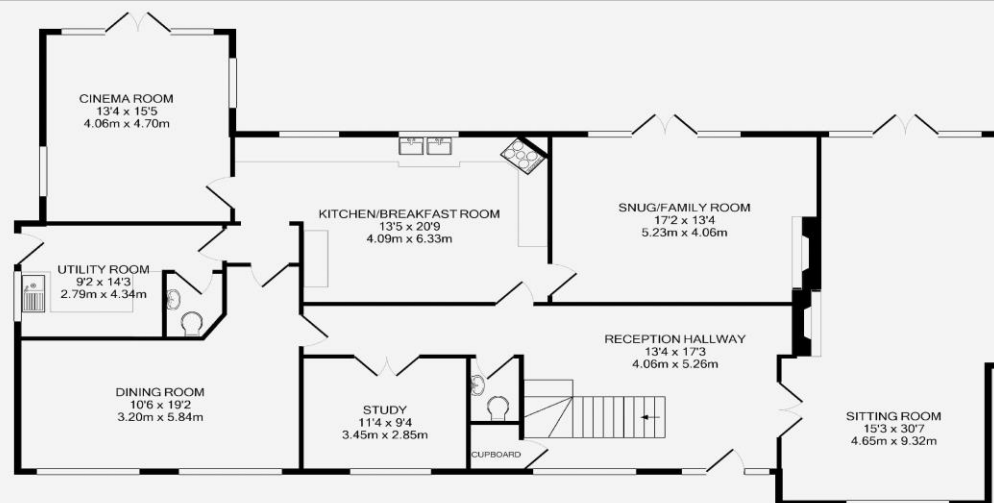




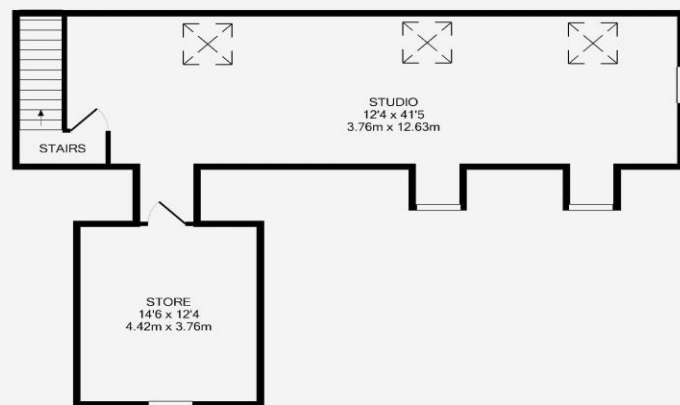




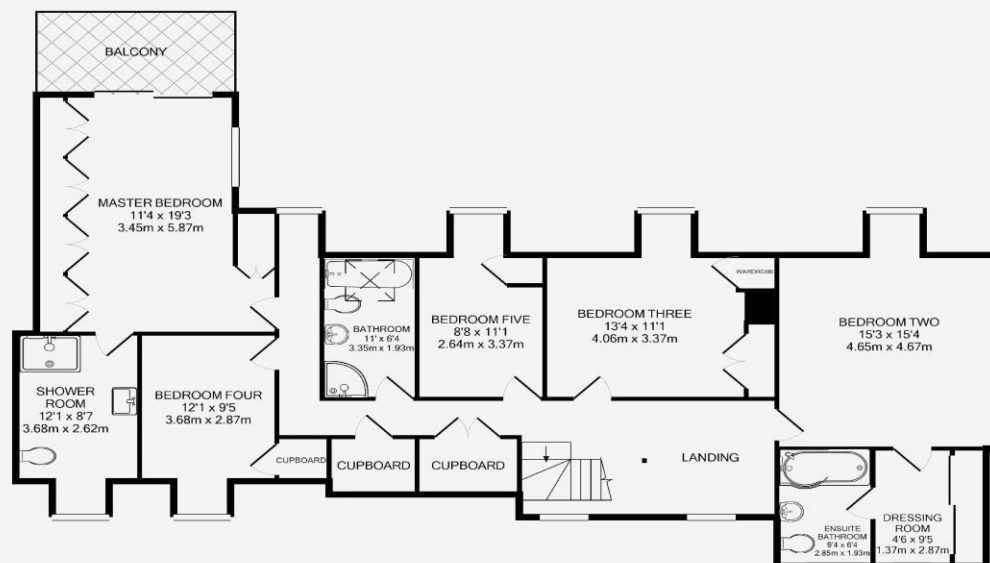
GARAGE
APPROX. FLOOR
AREA 1253 SQ.FT.
(116.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1920 SQ.FT.
(178.4 SQ.M.)



STUDIO
APPROX. FLOOR
AREA 772 SQ.FT.
(71.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1606 SQ.FT.
(149.2 SQ.M.)

ASHWICK HOUSE, GUBEON WOOD, TRANWELL WOODS, MORPETH
TOTAL APPROX. FLOOR AREA 5551 SQ.FT. (515.6 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.

Made with Metropix ©2014



rare! From Sanderson Young



All confidential enquiries to:
rare! Office, 95 High Street, Gosforth, Newcastle upon Tyne NE3 4AA
E: duncan.young@sandersonyoung.co.uk | E: ashleigh.sundin@sandersonyoung.co.uk
T: 0191 2233500 | www.sandersonyoung.co.uk