

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**HIGH PARK DEUCHAR PARK MORPETH NE61 2SS**



- Detached Family Home
- Three Reception Rooms
- Close To Town Centre
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Four Bedrooms
- Good Size Gardens & Double Garage
- EPC: TBC
- Council Tax Band: F

**Price £550,000**

# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

A distinctive and much loved four bedroom family home set within generous gardens in Deuchar Park, one of Morpeth's most sought after residential locations. Ideally positioned close to the town centre and train station, the property offers convenient access to Morpeth's excellent range of amenities including independent shops, cafés, restaurants, well-regarded schools, leisure facilities and beautiful riverside walks, along with direct rail links to Newcastle and beyond.

The accommodation provides spacious and versatile living arranged in a quadrant layout around a central courtyard, which is accessible from the three principal reception rooms and creates a wonderful focal point for the home.

The accommodation briefly comprises: entrance hall, boot room and WC, lounge with access to both the courtyard and the garden, dining room, kitchen, and a family room also opening onto the courtyard. There is a master bedroom with en suite, two further double bedrooms, and a fourth bedroom currently used as a home office. A family bathroom with separate WC completes the accommodation.

Externally, the property benefits from well-maintained gardens to the rear and side, providing generous outdoor space ideal for families and entertaining. A driveway provides off street parking for multiple vehicles and leads to a double garage

With its appealing layout and generous outdoor space, this charming home is perfect for buyers looking for something beyond the conventional family property. Viewing is essential to truly appreciate all that this delightful home has to offer.

## ENTRANCE HALL

Entrance door to the front leading to a hallway with laminate floor and a radiator.

## BOOT ROOM / WC

A useful space with plenty room for coats and boots, a double glazed window, radiator, wash hand basin and door to the wc and a tiled floor.

## LOUNGE

*14'10" x 19'7" (4.54 x 5.99)*

A spacious and naturally bright reception room with floor to ceiling double glazed windows and sliding doors to two sides, one overlooking and providing access to the central courtyard, the other leading to the garden. Electric fire in decorative surround, radiator and laminate floor.



## ADDITIONAL IMAGE



# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## SECOND RECEPTION ROOM

12'1" x 17'0" (3.69 x 5.20)

A versatile space, currently used as a family room, with double glazed windows and sliding doors to the courtyard, laminate floor and a radiator.



## KITCHEN

15'5" x 9'2" (4.7 x 2.8)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated dishwasher, double oven and hob with extractor hood. Double glazed windows and external door to the front.



## ADDITIONAL IMAGE



# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## DINING ROOM

12'9" x 9'5" (3.89 x 2.89)

Accessed from both the kitchen and entrance hall, laminate flooring, radiator and double glazed windows overlooking the courtyard.



## REAR HALLWAY

Forming one side of the quadrant with floor to ceiling double glazed windows, storage cupboard and access to bedrooms and bathroom/wc.

## MASTER BEDROOM

12'8" x 10'8" *excluding wardrobes* (3.88 x 3.26 *excluding wardrobes*)

Measurement excludes wardrobes and door recess.

A spacious main bedroom with double glazed windows and patio doors to the rear garden, radiator and built in wardrobes.



## ADDITIONAL IMAGE



# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## ENSUITE

Fitted with a wc, bidet, wash hand basin in vanity unit and a shower in a tiled cubicle. Double glazed window, heated towel rail and tiling to walls.



## BEDROOM TWO

8'1" x 13'6" excluding wardrobes (2.48 x 4.12 excluding wardrobes)  
A double bedroom with double glazed window, radiator and fitted wardrobes.



## BEDROOM THREE

8'2" x 12'7" excluding wardrobes (2.5 x 3.84 excluding wardrobes)  
Double glazed window, radiator and fitted wardrobes.



## BEDROOM FOUR / HOME OFFICE

8'11" x 12'5" (2.74 x 3.81)  
Currently used a home office, with a radiator, double glazed window and glazed external door to the rear garden



# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## BATHROOM/WC

The family bathroom is a naturally bright space with a sky light allowing lots of natural daylight, double glazed window and heated towel rail. Fitted with a wash hand basin and bath in tiled surround with electric shower over. Tiling to both walls and floor.

There is a separate WC directly next to the bathroom,



## EXTERNALLY

The property sits in a good sized plot with the majority of the garden to the side and rear. There is a large patio area outside the lounge which leads to mature lawned gardens with established plants and shrubs. A summer house sits in the top corner overlooking a vegetable garden with raised beds.

To the front of the property there is a further lawned garden and a driveway providing access to the garage. To the side of the garage is an enclosed area used for storage and has a door to the garage.



## COURTYARD

The courtyard sits in the middle of the quadrant and provides a sheltered space, paved for easy maintenance with raised beds. It can be accessed from the second reception room and dining room.



# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



## GARAGE & PARKING

The driveway provides ample off street parking for vehicles and provides access to the garage.

The garage has an electric roller door, power and lighting.



# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

---

# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## MATERIAL INFORMATION

Verified Material Information - March 2026

Property type: Bungalow

Property construction: Standard brick and block construction

Number and types of room: 3 bedrooms, 2 bathrooms, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed at an unknown date.

Heating features: Double glazing

Parking: Driveway and Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - uninsulated and unboarded, accessed by: There are two hatches

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

---

# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## BROADBAND, MOBILE, & DATA

Mobile coverage Source: Ofcom Checked March 2026

### Provider Coverage Details

EE Great  
O2 Great  
Three Great  
Vodafone Great

Broadband Source: Ofcom Checked March 2026

The property has Ultrafast broadband available - The connection type is "FTTP (Fibre to the Premises)". - These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

### Type Max download Max upload Available Details

Standard 16 Mb 1 Mb YES  
Superfast 80 Mb 20 Mb YES  
Ultrafast 2000 Mb 2000 Mb YES

## TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

### Title contains restrictions or restrictive covenants

Here is a summary but a property lawyer can advise further: - Joint-owner registration restriction (recorded 19 September 2012): If only one of the joint owners tries to sell or deal with the property in a way that produces capital money, that cannot be registered unless a court orders it. Plain English: because the property is jointly owned, one owner acting alone cannot complete a sale or similar transaction that produces money for them unless a court allows it. - Charge restriction (recorded 22 June 2023): No transfer of the property can be registered without the written consent of the current holder of the charge dated 12 June 2023 (Just Retirement Money Limited). Plain English: the lender must agree in writing before a sale or transfer is registered. - Restrictive covenants from Deed of exchange dated 21 May 1964 (recorded in the Charges Register): the deed contains promises that limit how the land can be used (the register records that restrictive covenants exist but does not set out full wording). Plain English: there are legally binding promises about what you can and cannot do with the land; you must read the 1964 deed to know the exact limits. - Provision in the Conveyance dated 16 October 1959: the purchaser agreed they would not be entitled to any right of light or air or other right over the seller's other land that would restrict the seller's free use of that land for building or other purposes. Plain English: you cannot claim a legal right that stops the neighbouring landowner (the seller's retained land) from building or using their land freely by saying you have a right to light/air from them. - Covenant in the Transfer to the current proprietors (recorded 19 September 2012): the owners promised to observe the covenants referred to in the Charges Register and to compensate (indemnify) for breaches. Plain English: the owners must keep certain promises about the property and must pay for losses if those promises are broken.

### Title contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The land 'has the benefit of the rights granted' by the Deed of exchange dated 21 May 1964 and is 'subject to the rights reserved' by that same deed. Plain English: that 1964 deed gives this property some positive rights over other land (for example, it may allow access or services) and at the same time other rights may be reserved for different landowners. The register does not give the details, so you must inspect the 1964 deed to see exactly what rights are granted and what rights are reserved.

Council Tax Band: F (Source gov.uk Checked March 2026).

## CONVEYANCING MADE SIMPLE

We work closely with trusted conveyancer Richard Twyford of Taylor Rose, helping to ensure a smooth and efficient process from offer to completion. With clear communication between our teams, your sale or purchase can progress as quickly and seamlessly as possible.

Why not obtain a no-obligation conveyancing quote? Simply speak to a member of our team and we will be happy to arrange this for you.

You are under no obligation to use our recommended conveyancer and are free to instruct a solicitor or licensed conveyancer of your choice. We do not receive any referral fee for recommending Taylor Rose.

---

# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

## MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

## FLOOR PLAN

This plan is not to scale and is for identification purposes only.

## GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

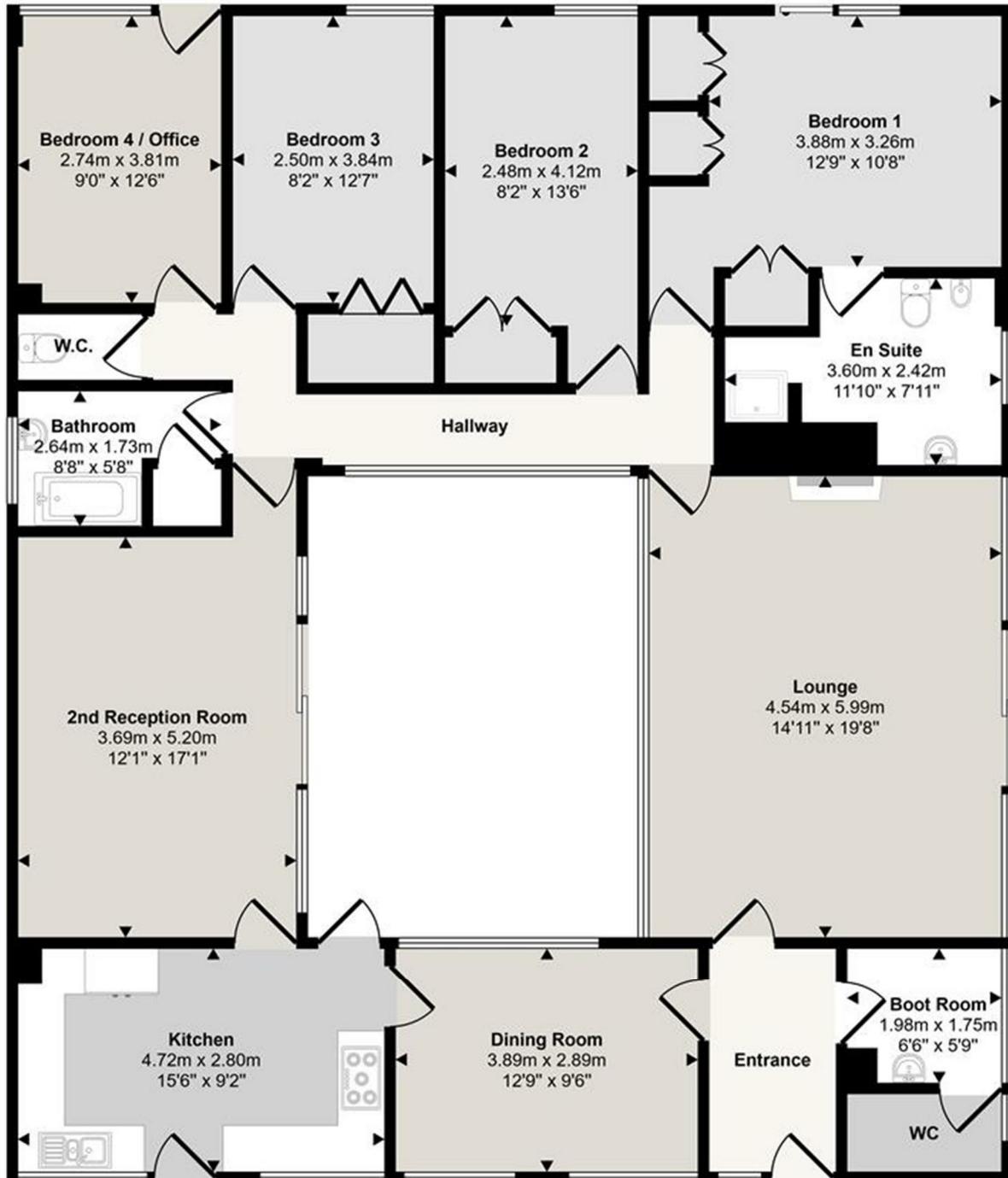
## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

---

# HIGH PARK DEUCHAR PARK MORPETH NE61 2SS

Approx Gross Internal Area  
191 sq m / 2060 sq ft



Floorplan

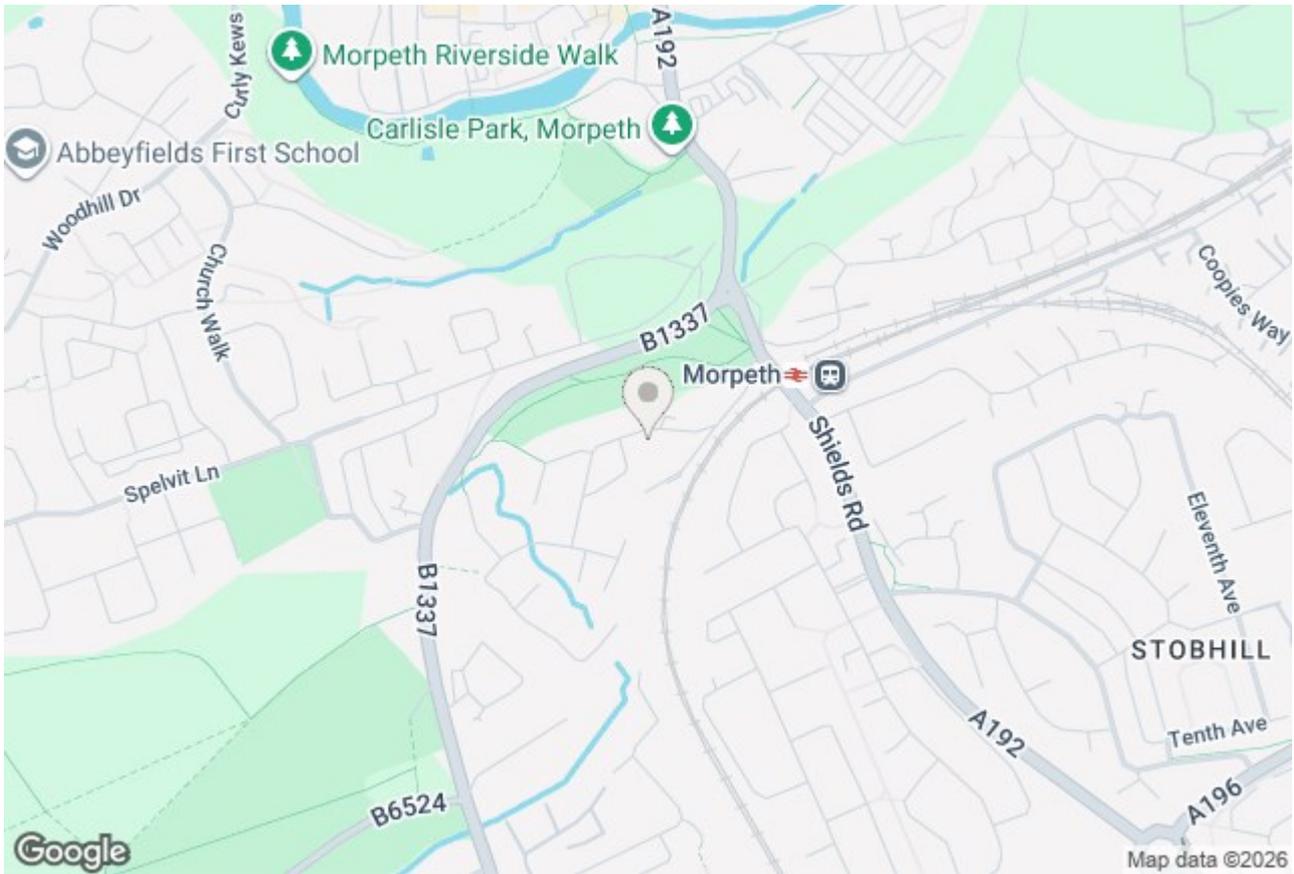
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	<b>49</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

