

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

NEWMINSTER MORPETH NE61 2YL



- Fabulous Detached Home
- 3 Reception Rooms
- Set In Large Mature Gardens
- No Further Chain
- Council Tax Band: G

- 4 Double Bedrooms
- Substantial Orangerie & Garden Room
- Close To Town Centre
- EPC: C, Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage, & Sewerage

**Price £750,000**

# NEWMINSTER MORPETH NE61 2YL

A Rare Historic Residence in an Enchanting Setting. Nestled within the serene and private grounds of the historic Newminster Abbey Estate, The Stables offers an opportunity to own a beautifully converted period home steeped in heritage and character. Once serving as the original stables to the grand Newminster Abbey House, this exceptional detached residence combines charm with modern comfort, set against the backdrop of one of Northumberland's most storied locations.

Dating back to the early 20th century, the property was thoughtfully converted and has since been extended from its original equestrian use into a substantial family home. The house enjoys an enviable position within the secluded estate, adjacent to the ruins of the 12th-century Newminster Abbey, founded in 1137 by Cistercian monks and later enhanced and preserved by Sir George Renwick in the early 1900s. The abbey ruins, now a Scheduled Ancient Monument, offer a dramatic and peaceful setting, rarely matched in residential property.

Accessed via a tree lined private driveway, The Stables is surrounded by mature woodland and landscaped grounds, along with a only a few other properties, offering both privacy and tranquillity just moments from Morpeth town centre. The location combines rural charm with convenience with Morpeth offering excellent local amenities, schools, transport links, and scenic river walks are all within easy reach.

The property features four bedrooms, spacious living areas including a stand out orangery and an open plan kitchen diner, ideal for those seeking a country lifestyle in a prestigious and historically significant setting.

## ENTRANCE

Entry to the property is through elegant wrought iron gates, leading across a brick-paved pathway sheltered by a striking glass atrium, creating a grand and inviting first impression.



## ENTRANCE HALL

The entrance door opens into a welcoming hallway featuring a tiled floor, exposed beams and brickwork, radiator and a beautifully crafted oak staircase rising to the first floor.



# NEWMINSTER MORPETH NE61 2YL

## KITCHEN

16'0" x 18'6" (4.89 x 5.64)

Measurements are approximate.

At the heart of the home lies a beautifully appointed kitchen, thoughtfully modernised by the current owners to offer both style and practicality. It features a tasteful selection of wall and base units topped with granite work surfaces, incorporating a stainless steel sink with drainer and mixer tap, plumbing for a washing machine, and space for a range cooker.

The tiled flooring flows seamlessly from the entrance hall, creating a sense of continuity, while windows to both the front and rear flood the space with natural light. An external door provides direct access to the garden, ideal for indoor-outdoor living. A second oak staircase rises from the kitchen to a versatile first floor reception area, perfect as a home office, studio, or additional lounge.



## ADDITIONAL IMAGE



## DINING ROOM

12'5" x 16'7" (3.79 x 5.08 )

An impressive formal dining room designed for both entertaining and everyday elegance, featuring a rich wood floor and double-glazed windows to two elevations that bathe the space in natural light. A striking vaulted ceiling adds a sense of volume and character, making this a truly standout space within the home.



# NEWMINSTER MORPETH NE61 2YL

## IMAGE FROM UPPER LEVEL



## ADDITIONAL IMAGE



## HOME OFFICE / RECEPTION ROOM

22'9" x 13'5" (6.94 x 4.09 )

Measurement includes restricted head height

Located on the first floor and accessed via the oak staircase from the hallway, this versatile space offers endless possibilities, whether as a second lounge, reading nook, or dedicated home office. Skylights fill the room with natural light, while clever concealed storage adds practicality. A galleried view over the dining room below enhances the sense of openness.



# NEWMINSTER MORPETH NE61 2YL

## ADDITIONAL IMAGE



## SITTING ROOM

26'9" x 11'1" (8.16 x 3.38)

A cosy yet generously proportioned space. With a wood floor, gas stove, and central heating radiator, the room exudes cosiness and comfort. Understated in style, it offers a calm retreat and flows beautifully via a short set of steps into the stunning orangery, creating a seamless connection between relaxation and light-filled living.



## ADDITIONAL IMAGE



# NEWMINSTER MORPETH NE61 2YL

## ORANGERY

31'5" x 21'3" maximum (9.58 x 6.48 maximum)

A truly stunning feature of the home, the orangery offers an expansive and light filled living space that seamlessly blends indoor comfort with views of the surrounding gardens. A vaulted glass ceiling and windows frame the beautifully landscaped grounds, while a tiled floor and a log burning stove ensure year round comfort and charm. This standout room provides the perfect setting for relaxing, entertaining, or simply enjoying the changing seasons.



## ADDITIONAL IMAGE



## ADJOINING GARDEN ROOM

13'8" x 16'8" (4.19 x 5.1)

Seamlessly extending from the orangery, the adjoining garden room offers a versatile, separate space ideal for relaxation, study or informal gatherings. It benefits from direct access to the garage via an internal door, enhancing convenience and connectivity within the home.



# NEWMINSTER MORPETH NE61 2YL

## GROUND FLOOR BEDROOM

11'8" x 16'11" (3.58 x 5.16)

A double bedroom located off a hallway from the kitchen, offering a tranquil retreat on the ground floor. The room features a wood floor, windows to the front, and French doors to the rear that open directly onto a secluded garden area, blending indoor comfort with outdoor serenity.



## ADDITIONAL IMAGE



## GARDEN OUTSIDE OF BEDROOM



# NEWMINSTER MORPETH NE61 2YL

## BATHROOM/WC

9'6" x 10'1" (2.92 x 3.08)

Conveniently situated next to the ground floor bedroom, this thoughtfully updated bathroom offers a blend of style and functionality. It features a WC, bidet, wash hand basin set within a vanity unit, a panelled bath, and a separate mains shower in cubicle. The walls and floor are fully tiled, complemented by a heated towel rail and a combi boiler discreetly housed in a concealed cupboard. A double-glazed window provides natural light and ventilation.



## GROUND FLOOR GUEST BEDROOM

11'0" x 9'11" (3.36 x 3.03)

A clever and efficient use of space, this guest bedroom features fitted wardrobes for ample storage, a sink with vanity unit, and a concealed shower hidden behind mirrored doors. Windows to the front and side fill the room with natural light, creating a comfortable and practical retreat for visitors.



## ADDITIONAL IMAGE



# NEWMINSTER MORPETH NE61 2YL

## GROUND FLOOR WC

Fitted with a wc and a wash hand basin in vanity unit.



## FIRST FLOOR

### BEDROOM ONE

18'3" x 14'5" (5.57 x 4.41)

Measurement includes restricted head height and fitted storage.

A charming principal bedroom thoughtfully created within the roof space, featuring characterful sloping ceilings and exposed beams that add rustic appeal. Fitted wardrobes provide ample storage, completing this cozy yet spacious retreat.



### FIRST FLOOR WC

Conveniently located on the landing between the two bedrooms and accessed via a sliding oak door, this practical WC is fitted with a toilet and wash hand basin, providing essential convenience on the first floor.



# NEWMINSTER MORPETH NE61 2YL

## BEDROOM TWO

13'3" x 18'0" (4.06 x 5.51)

Measurement includes storage and restricted head height.

A charming bedroom situated within the roof space, boasting characterful sloping ceilings and exposed beams that enhance its rustic appeal. Fitted wardrobes offer generous storage, creating a cozy and inviting atmosphere.



## DOUBLE GARAGE & PARKING

19'8" x 19'8" (6 x 6)

A spacious double garage equipped with a roller door, power, and lighting. It also features plumbing for a washing machine and internal access via a door leading directly to the rear garden room, enhancing convenience and practicality. In front of the garage there is off street parking for multiple cars, along side double gates that provide access to the garden and could accommodate further parking if required.

## EXTERNALLY

The property is set within extensive, well-established gardens, predominantly laid to lawn and complemented by a variety of mature shrubs, trees, and well-stocked planted borders, creating a tranquil and picturesque setting.

To the rear of the kitchen and ground floor bedroom, a more intimate garden area features a charming seating space alongside a pond, perfect for relaxation and enjoying the outdoors in privacy.

At the front, an enclosed courtyard-style garden offers planted beds and a brick-built patio beneath the striking glass atrium, providing an enviable and intimate outdoor retreat ideal for entertaining or quiet moments.



## ADDITIONAL GARDEN IMAGE



# NEWMINSTER MORPETH NE61 2YL

ADDITIONAL GARDEN IMAGE



ADDITIONAL GARDEN IMAGE



# NEWMINSTER MORPETH NE61 2YL

## FRONT OF PROPERTY



## FRONT COURT YARD AREA



## 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.

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# NEWMINSTER MORPETH NE61 2YL

## MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Gas

Mobile & Broadband - Please note that this address was not available on the Ofcom mobile and Broadband. The below information is taken from the nearest neighbouring property.

Broadband Available - Yes. (Ofcom Broadband & Mobile Checker July 2025).

Broadband Type Highest available download speed Highest available upload speed Availability

Standard 16 mbps 1 mbps Good

Superfast 38 mbps 6 mbps Good

Ultrafast N/A N/A N/A

Mobile - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Likely - O2 85%, EE 81%, Vodafone 69%, Three 66%

Coverage is based on predictions by mobile network operators.

Performance is based on crowd sourced samples. Scores should be considered as a guide since there can be local variations.

Experience can vary due to a range of factors in the local area.

The information displayed may not always reflect your experience 'on the ground'.

(Ofcom Broadband & Mobile Checker July 2025).

Flood Risk - Rivers & Sea - Very Low. Surface Water - Very Low.

Planning Permission - There is currently no active planning permissions for this property . For more information please see – <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> (Checked July 2025).

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

## TENURE & COUNCIL TAX BAND

We have been advised that the property is 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.

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# NEWMINSTER MORPETH NE61 2YL

## IMPORTANT INFORMATION

The property is accessed via a private driveway, over which the property benefits from a right of way. This driveway is of considerable length and is owned by the property situated at the top of the drive, known as Newminster Abbey House. The property also benefits from a right of way across the courtyard area. We have been informed that responsibility for the maintenance of the driveway rests with the owner of the property at the top; however, there have been instances in the past where maintenance was delayed, including a water leak along the driveway which has now appears to have been resolved. Prospective purchasers are advised to have their legal representative verify all rights, responsibilities, and current arrangements with the seller's solicitor.

We have been advised that the property does not have an independent water supply and is instead served via a private system originating from Newminster Abbey House, which also supplies neighbouring properties. Each property is individually metered, with meters accessible, and water usage is billed separately by Newminster Abbey House. Prospective purchasers are advised to have their legal representative confirm these arrangements with the seller's solicitor.

## 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.

## 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.

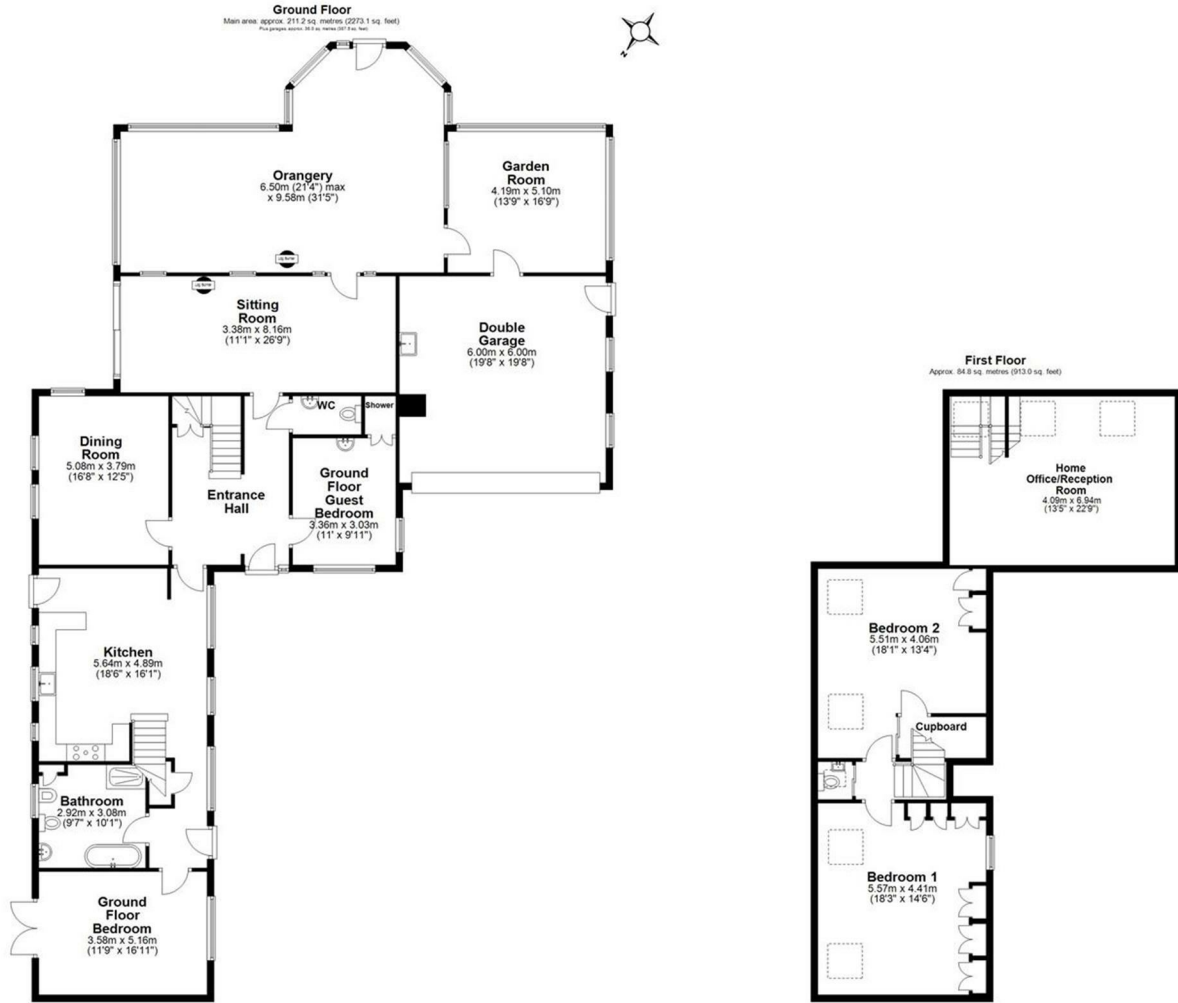
## VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# NEWMINSTER MORPETH NE61 2YL



Main area: Approx. 296.0 sq. metres (3186.2 sq. feet)  
Plus garage: approx. 36.0 sq. metres (387.0 sq. feet)  
The Stables, Newminster

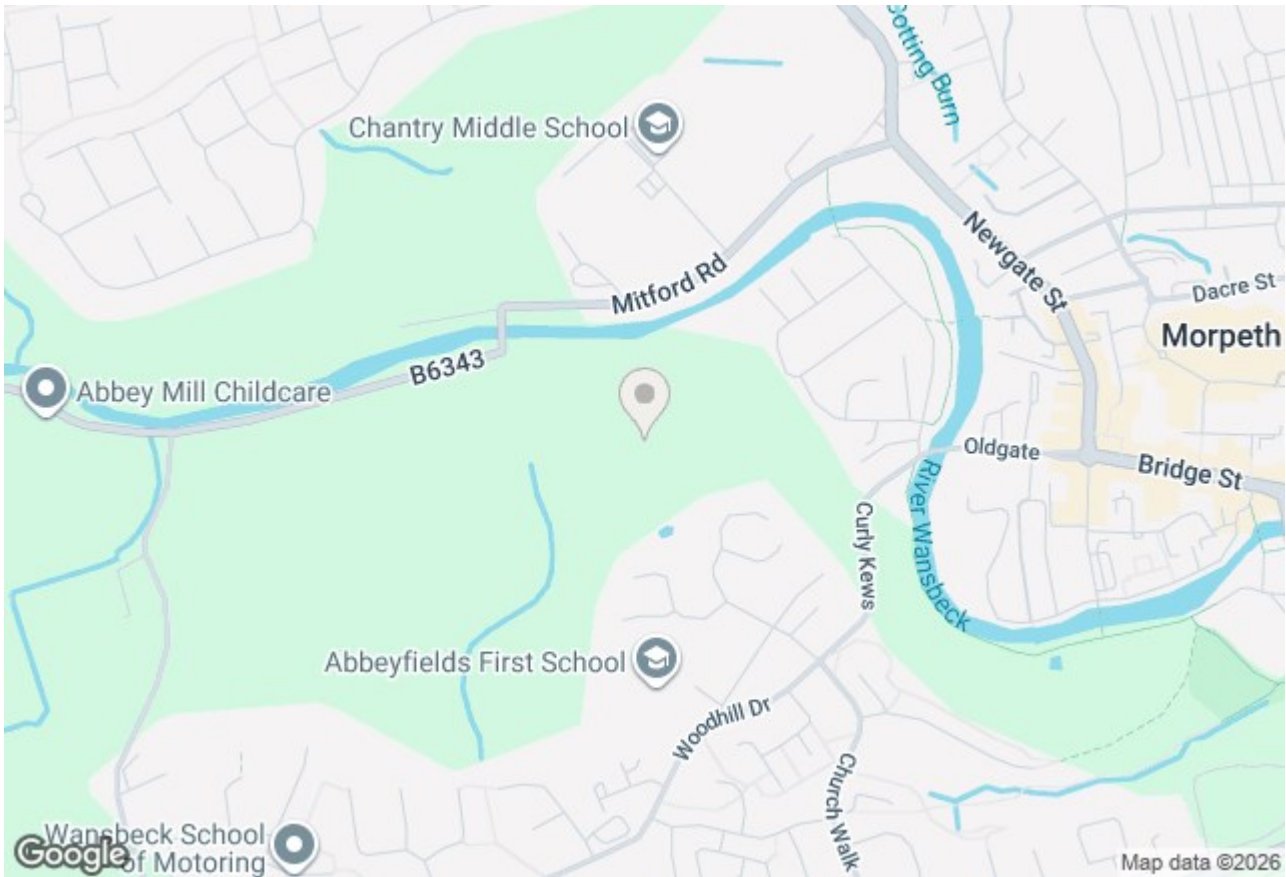
### Energy Efficiency Rating

	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>		
(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	

74 → 83

### 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](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)