

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

THE SPINNEY MORPETH NE61 2UA



- Large Detached Family Home
- Lounge Diner & Breakfasting Kitchen
- Gardens, Parking & Garage
- Tenure Freehold
- Services: Mains Gas, Electric, Water & Drainage

- Four Bedrooms (one with ensuite)
- Ground Floor Office / Workshop
- EPC Rating D
- Council Tax Band

**Price £420,000**

# THE SPINNEY MORPETH NE61 2UA

A genuinely spacious four bedroom detached family home, occupying an enviable corner position on The Spinney, at the edge of the highly sought after Stobhill Grange Estate, Morpeth. The property offers versatile and well proportioned accommodation, ideally suited to modern family life and those requiring space for home working.

The accommodation briefly comprises an entrance porch, welcoming hallway, ground floor WC, a generous lounge diner, breakfasting kitchen, utility room and a useful home office/workshop to the ground floor. To the first floor, there are four good sized bedrooms, one benefiting from an en-suite shower room/WC, together with a family bathroom.

Externally, the property enjoys gardens to the front, side and rear, including a separate enclosed area to the side with double gated access, ideal for secure parking, storage or further outdoor use, along with an attached single garage also there is EV charger point.

Stobhill Grange is well regarded for its convenient access to a range of local amenities, reputable schools and leisure facilities, while Morpeth town centre, with its array of shops, cafés and restaurants, is easily accessible. Morpeth's mainline train station is also within close proximity, providing excellent transport links for commuters.

## ENTRANCE PORCH

Entrance door to the side leading to an entrance porch with double glazed windows and inner door to the hallway.

## ENTRANCE HALL

Welcoming entrance hallway with stairs leading to the first floor and understair storage cupboards, radiator and laminate flooring.



## GROUND FLOOR WC

Fitted with a wc and wash hand basin, double glazed window to side and a radiator.

## LOUNGE DINER

A very spacious main reception room with double glazed windows to the front and double glazed patio doors to the rear allowing lots of natural light. There are also two radiators and a gas fire in decorative surround.



# THE SPINNEY MORPETH NE61 2UA

## ADDITIONAL IMAGE



## BREAKFASTING KITCHEN

Fitted with a range of wall and base units with timber work tops and a sink drainer unit with mixer tap, an integrated oven and hob with extractor hood, integrated dishwasher. There is also a breakfasting area with fitted bench and table. Radiator and double glazed window to the rear and open plan access to the utility room.



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## ADDITIONAL IMAGE



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## UTILITY ROOM

Open plan from the kitchen and comprises of fitted wall and base units with space for a fridge freezer and plumbing for washing machine. Double glazed window and external door to the rear and door to the home office.



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## HOME OFFICE / WORKSHOP

Previously a single garage, the room has now been converted in to a very versatile space suitable for uses such as a home office, craft room or gym. Double glazed french doors to the front and a radiator.



## FIRST FLOOR LANDING

Loft Access



## BEDROOM ONE

A spacious master bedroom with a range of fitted wardrobes and storage, a radiator and large double glazed window to the front.



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## ADDITIONAL IMAGE



## BEDROOM TWO

A further double bedroom, to the rear elevation with a double glazed window, radiator and fitted wardrobes for storage.



## BEDROOM THREE

Currently used as an office but equally suited to a bedroom it has a double glazed window to the front, radiator and built in storage and a cupboard over the stairs.



# THE SPINNEY MORPETH NE61 2UA

## BEDROOM FOUR

An extension to the original property with a double glazed window to the front, radiator and access to an ensuite shower room.



## ADDITIONAL IMAGE



## ENSUITE

With modern fittings comprising of a wc, wash hand basin and shower in cubicle. Double glazed window to the rear, radiator.



# THE SPINNEY MORPETH NE61 2UA

## BATHROOM/WC

Fitted with a wc, wash hand basin in vanity unit, panelled bath and mains shower in seperate cubicle. Double glazed window to the rear, radiator.



## ADDITIONAL IMAGE



## EXTERNALLY

The property occupies a deceptively large plot with gardens to the front, rear and side. There is a seperate area to the side which has its own access via double gates and a timber workshop/storage cabin.



# THE SPINNEY MORPETH NE61 2UA

## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



## GARAGE & PARKING

There is a double driveway to the front of the property for off street parking and access to a single, attached garage.

The garage has a remote control roller door, power and lighting.

## FLOOR PLAN

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

## 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.

## 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.

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# THE SPINNEY MORPETH NE61 2UA

## 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.

### Verified Material Information

Council Tax band: D  
Tenure: Freehold  
Property type: House  
Property construction: Standard brick and block construction

Energy Performance rating: D  
Number and types of room: 4 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 on 10 Jan 2024.  
Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Great, Vodafone - Great, Three - OK, EE - Good

Parking: Driveway, Garage, and Gated

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 - insulated and unboarded, accessed by: Loft hatch on top landing with fixed drop down ladder.

### Specialist issues:

Asbestos: In the old garage, now a converted living space, the original ceiling contained asbestos which is sealed off by a new suspended ceiling. Also, a small portion outside this garage door, under the flat roof. A full asbestos report was done on purchasing this property in 2018 and is available.

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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.

## TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold and is in Council Tax Band D.

Purchasers must ask their legal advisor to confirm the Tenure.

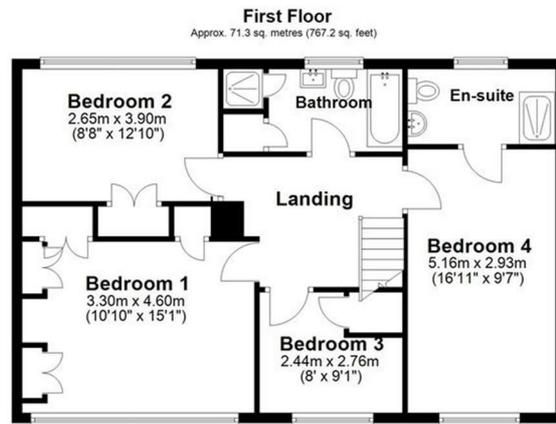
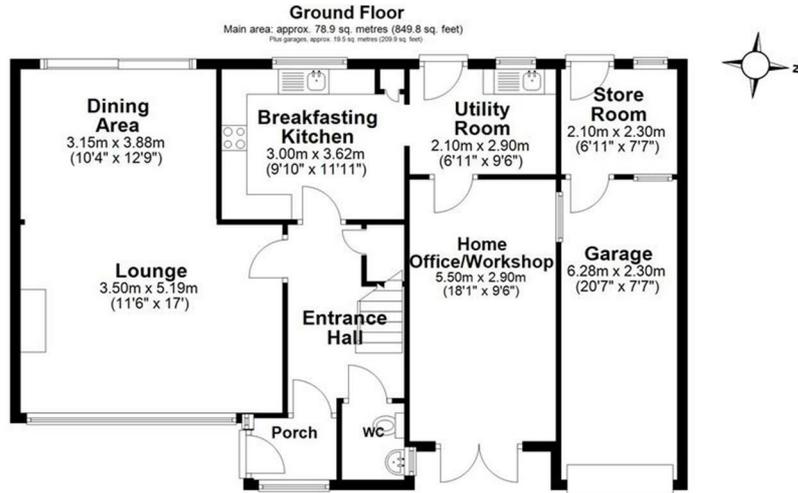
## VIEWING ARRANGEMENTS

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# THE SPINNEY MORPETH NE61 2UA

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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Main area: Approx. 150.2 sq. metres (1617.0 sq. feet)  
Plus garages: approx. 19.5 sq. metres (209.9 sq. feet)

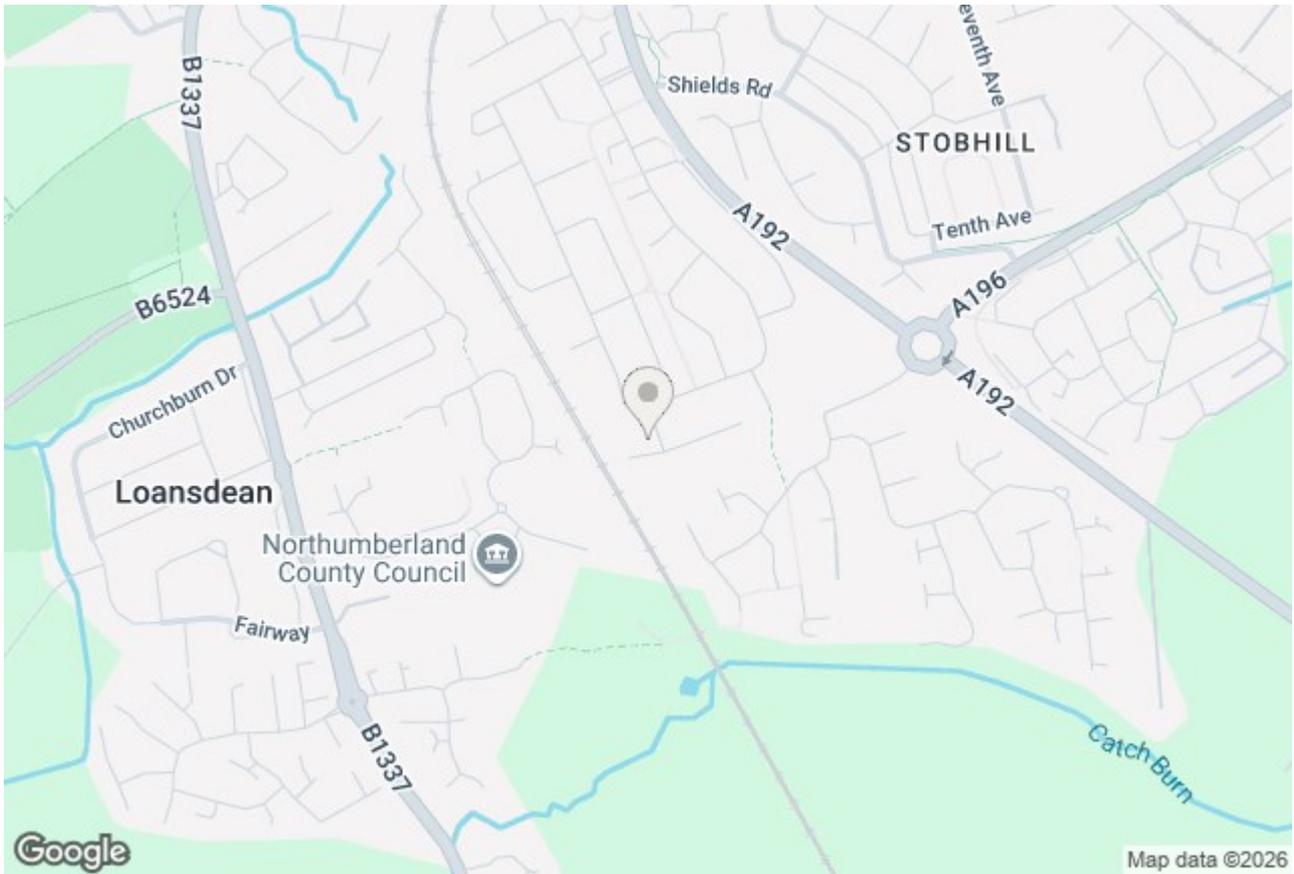
**The Spinney**

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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

