

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**STONELEIGH HEPSCOTT MORPETH NE61 6NZ**



- Three Bedroom Detached Bungalow
- Lounge, Conservatory, & Open Plan Kitchen/Diner
- Off Street Parking
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

- Large Plot With Good Privacy
- Ensuite To 2 Bedrooms
- EPC: TBC
- Council Tax Band: E

**Price £425,000**

# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

A beautifully presented three bedroom detached bungalow occupying a generous plot within the highly sought after village of Hepscott. The accommodation has been thoughtfully updated and superbly maintained by the current owners and briefly comprises: an entrance hall with ample storage, a spacious lounge leading to a conservatory overlooking the garden, an open plan kitchen/diner with adjoining utility room, a large principal bedroom with fitted storage and an ensuite shower room/WC, a second bedroom with ensuite WC, a third bedroom, and a family bathroom/WC.

Externally, the property is surrounded by substantial gardens offering a high degree of privacy, together with a driveway providing ample off street parking.

Hepscott is a charming semi-rural village known for its peaceful setting while remaining conveniently located for access to the historic market town of Morpeth, which lies just a short drive away. Morpeth offers an excellent range of amenities including independent shops, supermarkets, cafés, restaurants, leisure facilities, well regarded schools, and rail links providing direct services to Newcastle and beyond, making this an ideal location for those seeking countryside living with easy access to town conveniences.

## ENTRANCE HALL

A welcoming entrance hall featuring built in storage cupboards providing excellent practical space, Amtico flooring, and a radiator, creating a warm and functional first impression upon entering the home.

## LOUNGE

A bright and inviting reception room positioned to the front elevation, accessed via double doors from the hallway. The room features a double glazed window to the front allowing for plenty of natural light, a radiator, and a gas fire set within a decorative surround creating an attractive focal point. Double glazed French doors lead through to the conservatory, providing an excellent flow of space ideal for both relaxing and entertaining.



## ADDITIONAL IMAGE



# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

## CONSERVATORY

A pleasant addition to the home enjoying double glazed windows overlooking the garden, allowing for an abundance of natural light and pleasant views. A double glazed external door provides direct access to the decked terrace area, creating an ideal space for indoor-outdoor living and entertaining during the warmer months.



## OPEN PLAN KITCHEN DINER

The kitchen area is fitted with a comprehensive range of wall and base units with coordinating work surfaces, incorporating a sink and drainer unit with mixer tap and a range of integrated appliances including fridge, dishwasher, oven, hob and extractor hood.

The dining area provides ample space for a family table and chairs and benefits from a radiator, a double glazed window, and double glazed French doors opening onto the garden, creating a bright and sociable space ideal for everyday living and entertaining.

Amtico Flooring.



## KITCHEN



# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

## DINING AREA



## UTILITY ROOM

Accessed from the kitchen, the utility room is fitted with a range of wall and base units providing additional storage and workspace, together with plumbing for a washing machine and space for under-bench fridge and freezer units. The room benefits from double glazed windows allowing natural light, and an external door providing convenient access to the garden.



## PRINCIPLE BEDROOM

A generously proportioned principal bedroom featuring a range of fitted wardrobes, matching dressing table, and an attractive window seat with useful built in storage. A double glazed window to the front elevation provides plenty of natural light, complemented by a radiator for comfort.



# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

## ENSUITE BATHROOM ROOM/WC

A private bathroom off the principle bedroom, fitted with a corner bath, separate shower cubicle, and wash hand basin. The room is complemented by a double glazed window and a heated towel rail,



## BEDROOM TWO

A well proportioned bedroom with a double glazed window, radiator, and built in wardrobes, providing both comfort and practical storage space.



## ENSUITE WC

The second bedroom benefits from an ensuite fitted with a WC and wash hand basin, double glazed window and a radiator, offering a convenient and private facility.



# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

## BEDROOM THREE

A comfortable bedroom with a double glazed window overlooking the rear garden and a radiator, providing a bright and versatile space.



## SHOWER ROOM/WC

Fitted with a WC, bidet, wash hand basin, and a mains shower within a cubicle, the bathroom also features a double glazed window and a heated towel rail, combining practical functionality with a modern finish.



## EXTERNALLY

The property occupies a sizeable plot, surrounded by mature hedgerows, shrubs, and lawned areas, providing both privacy and a pleasant setting. To the rear, a decked terrace is directly accessible from the home, ideal for outdoor entertaining, and the garden backs onto open farmland, offering a peaceful and rural outlook.



# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

## ADDITIONAL IMAGE



## ADDITIONAL IMAGE



## PARKING

The property is approached via a gravelled driveway, offering ample off street parking for multiple vehicles.

## 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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# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

## MATERIAL INFORMATION

Verified Material Information - February 2026

Property type: Bungalow

Property construction: Standard timber frame construction

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

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 6 Dec 2010.

Heating features: Double glazing

Parking: Driveway

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: Level access shower

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and unboarded, accessed by: Loft hatch and ladder in hallway

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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.

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# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

## 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: - From the Conveyance dated 8 November 1976 (Third Schedule): Not to erect any building other than no more than three detached bungalow-type houses (with or without necessary outbuildings) on the land. Plain English: you cannot build more than three bungalows and cannot build other types of buildings. - From the same Conveyance: Not to use the land except for building the said dwellings and the access road to them. Plain English: the land must be used only for the approved housing development and its access, not for other business or uses. - From the same Conveyance: The dwellings must be used only as private homes and nothing should be done on the land that would be a nuisance to the vendors or their successors (neighbouring retained land owners). Plain English: the houses must be private residences and you must not cause disturbance or problems that affect the neighbouring retained land owners. - From the same Conveyance: To erect a post and three-rail fence 4 feet high between the points marked X-Y on the plan; that fence is the property of the vendors. Plain English: there is a required fence of a specified type and height along the north-west boundary, and the vendors (or their successors) own that fence. - From the Conveyance dated 8 December 1976 (provision): The fence separating this site and site No.2 is a party fence and must be used and maintained accordingly. Plain English: the boundary fence between this property and site No.2 is shared; responsibility for keeping it in repair is shared between the neighbouring owners (a "party fence" means both sides share upkeep). - Mines and minerals are excepted (registered note). Plain English: the owner of the surface does not own the mines and minerals under the land; those rights have been kept by someone else (so extraction rights are not included). - Transfer to the current owners contains a covenant to observe and perform the covenants in the Charges Register and to indemnify in respect of them. Plain English: the current owners have promised to follow the restrictions above and to pay any costs if they break them.

Title contains beneficial rights or easements.

Here is a summary but a property lawyer can advise further:- From the Conveyance dated 8 December 1976 (Part 1 - rights granted): Full right at all times to pass and repass, with or without vehicles, along the roadway shown on the plan between the highway and the retained land, subject to payment of a one quarter share of the cost of maintaining and repairing that roadway until the highway authority adopts it. Plain English: there is a shared private access route you have the right to use; you must pay one quarter of its upkeep until it becomes a public road. - From the same Conveyance (Part 1): The right to enter the retained land to lay, maintain, inspect and renew drains, pipes, cables, wires and watercourses necessary for developing and then enjoying the property as a home. Plain English: you (or those entitled) can go onto the neighbouring retained land (sites 1 and 2) to install or repair services that serve your property. - From the same Conveyance (Part 2 - rights reserved to the vendor for the benefit of retained land): The vendor and successors have the right for up to 80 years (from 1976, i.e. until 2056) to the passage and running of water and soil through any sewers, drains and water pipes in or under this property, together with rights to repair, maintain and reinstate them, and rights of light and air for the retained land. Plain English: neighbouring retained plots (sites 1 and 2) are allowed to use the drains and pipes that run through this property and can enter to repair them; they also have protected rights to light and air that might limit what you can build that would block their light. - From the Conveyance dated 8 November 1976 (Second Schedule - affecting the land in this title): The vendors (owners of the plot shown edged blue, being 4 Stoneleigh) have reserved for 80 years from 1976 the right to the passage and running of water and soil through sewers, drains and water pipes in or under this property, with rights to repair and maintain them, and rights of light and air for 4 Stoneleigh. Plain English: the owner of 4 Stoneleigh can use and maintain drains running through this property and has rights to light and air which could restrict building that would block their light; these particular rights last until 2056.

Council Tax Band: E (Source gov.uk Checked February 2026).

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# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

## BROADBAND, MOBILE & DATA

The property has Ultrafast broadband available. February 2026.

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 6 Mb 0.7 Mb YES

Superfast 80 Mb 20 Mb YES

Ultrafast 1800 Mb 220 Mb YES

Mobile coverage

Source: Ofcom

Actual services available may be different (data provided by Ofcom February 2026).

Provider Coverage Details

EE OK

O2 Great

Three Great

Vodafone Great

## 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

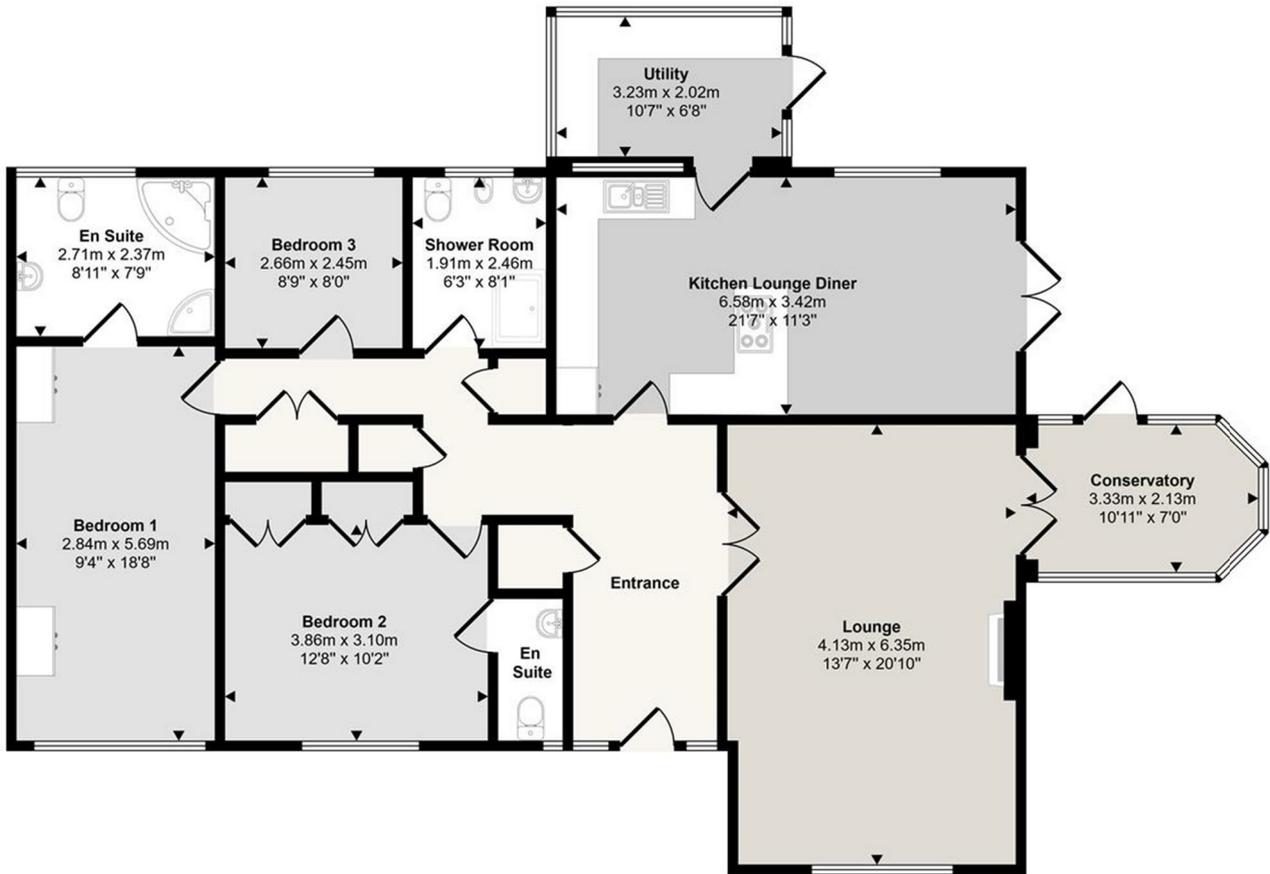
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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# STONELEIGH HEPSCOTT MORPETH NE61 6NZ

Approx Gross Internal Area  
139 sq m / 1492 sq ft



Floorplan

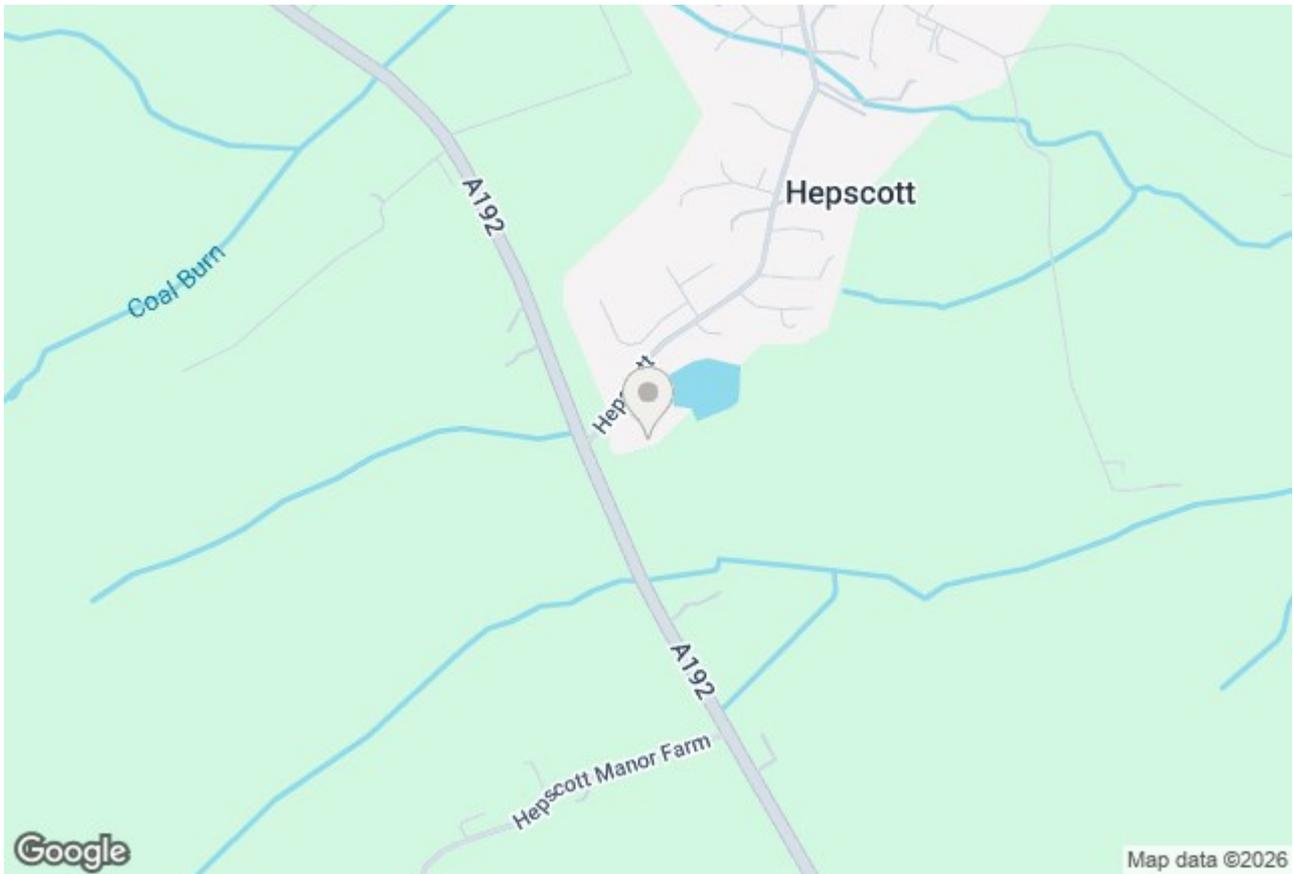
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>78</b>
(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	



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