



12 Netherwitton Village

Netherwitton, Morpeth, Northumberland.

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A delightful detached period property in an appealing village location.

Morpeth 8 miles | Rothbury 10 miles | Newcastle 23.5 miles

2 Reception Rooms
3 Bedrooms | Breakfasting Kitchen | Rear Porch/Utility Family Bathroom | Shower Room | Garage | Pretty Gardens Picturesque Village Location

THE PROPERTY

This charming stone built double fronted detached property represents an uncommon opportunity to acquire a splendid family home within the appealing village of Netherwitton. Belonging to the Netherwitton Estate, the property has never been for sale before and offers the perfect blend of a conveniently accessible location with timeless charm, making it an ideal haven for those seeking a tranquil countryside lifestyle and yet be within easy commuting distance of Morpeth, Newcastle upon Tyne and major transport links. The ground floor has two reception rooms either side of the reception hall and staircase. There is a generous living room with an open fire and a dining room that looks out over the cottage style gardens making this a lovely room in which to entertain. The breakfasting kitchen is to the rear with views over the

garden and adjoining farmland and is next to the rear porch/utility with external access. Also on the ground floor is one of the two bathrooms within the property. Upstairs there are three double bedrooms and a shower room/wc.

OUTSIDE

No 12 has a gravelled driveway with ample space for parking as well as an attached single garage. Pretty gardens wrap around the property with the side garden sloping gently down to the Ewesley Burn. The gardens are mainly laid to lawn and include a pebbled seating area and small kitchen garden. There are some mature trees and the lawns are bordered by established shrubs and appealing hedgerows with the garden to the rear backing onto farmland.

LOCATION

Netherwitton village is characterised by its abundance of traditional period properties lying either side of the River Font. It is such a pretty place to live and the location ensures peace and quiet but without isolation. The village boasts a vibrant community spirit in a beautiful area of Northumberland. A network of local footpaths provide access to some of Northumberland's most appealing countryside and it is easy to get to the Northumberland National Park and Northumberland's Heritage Coast to fully enjoy all the county has to offer.





The market town of Morpeth lies approximately 8 miles to the east offering an excellent range of shopping, first class schooling and leisure facilities and the pretty village of Rothbury is approximately 10 miles to the north with a good choice of local shops, public houses, a first school and various leisure facilities. Newcastle is easily accessible, and links to Edinburgh and London available via the east coast rail links from Morpeth station.

DIRECTIONS

In the village, turn onto The Trench opposite the war memorial then immediately right (approximately 3 meters) up a tarmac driveway and the property is facing you at the end of the drive.
Post Code NE61 4NU.

GENERAL

Services: Mains electricity, water and drainage. Oil fired central heating.
Local Authority: Northumberland County Council
Tenure: Freehold
Council Tax Band: D | EPC: E

VIEWING

Strictly by appointment with Galbraith Hexham
Tel: 01434 693693 Email: hexham@galbraithgroup.com

ANTI MONEY LAUNDERING (AML) REGULATIONS

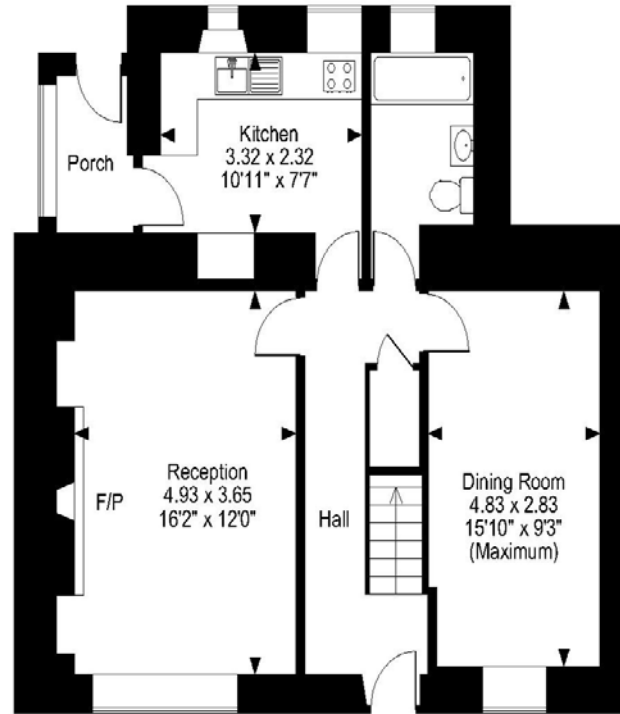
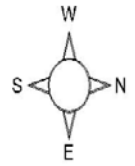
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) originals of primary (e.g. a passport) and secondary (e.g. current council tax or Utility bill) or b) copies of the same certified and dated by appropriate professional. Failure to provide this information may result in an offer not being considered.



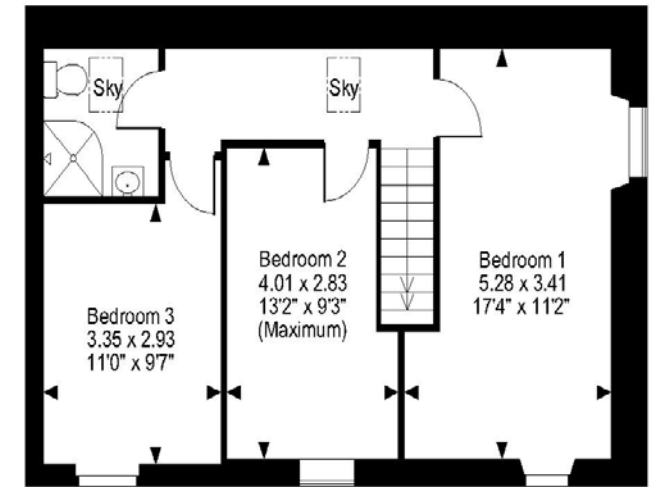
Hexham Business Park, Burn Lane, Hexham,
NE46 3RU
01434693693
hexham@galbraithgroup.com

Netherwitton Village, Morpeth, Northumberland

Approximate Gross Internal Area
1227 Sq Ft/114 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 4 If there are matters of particular importance please raise this with us and we will try to check the information for you. Particulars prepared August 2024. Photographs taken July 2024.