



Charleswood House

Nr Eshott, Morpeth, Northumberland

A handsome house with luxurious accommodation, beautiful gardens and spectacular views

A stunning detached house with beautifully appointed accommodation, set in a picturesque position near the small village of Eshott and close to the coast. The property features more than 4,000 square feet of light and airy living space, while outside there are peaceful gardens and magnificent views.



5 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



OUTSIDE



GARDENS



FREEHOLD



**RURAL/
VILLAGE**



4,455 SQ FT



**GUIDE PRICE
£1,400,000**

The property

Charleswood House is an impressive modern detached property, with attractive traditional features including beautiful stone elevations, located in a peaceful position 10 miles north of Morpeth and within easy reach of the beautiful Northumberland coast.

The expansive ground floor features five reception rooms and a welcoming reception hall with tiled flooring and a splendid central staircase, which leads to the galleried landing above. Doors lead off the hall to the reception rooms, which include a formal dining room, and a 23ft family room with a dual aspect, ornate parquet flooring feature fireplace and French doors opening out to the rear gardens. There is also a study, a cinema room and at the rear, a 28ft games room with a drinks bar, a roof lantern and bi-folding doors opening onto the rear gardens; this room provides superb space for entertaining (currently used as a sitting room).

Additionally on the ground floor, there is a well-equipped, social kitchen and breakfast room featuring a range of bespoke wooden units, a central island with an integral breakfast bar and a built-in breakfast table, integrated appliances and an Aga. Adjoining the kitchen is a spacious utility room which provides further space for appliances and home storage.

From the reception hall, a central staircase rises to the galleried landing with access to four well-presented double bedrooms, including the luxurious principal bedroom with its walk-in wardrobe, dressing room with built-in storage, en suite shower room and private balcony. Two other bedrooms are en suite, while there is also a large family bathroom with a freestanding bathtub and a separate shower unit.

Annexe

A secondary staircase from the utility provides access to a fifth bedroom, with extensive built-in storage and an en suite shower room (cont)







Annexe (cont)

This bedroom provides the potential for use as an annexe (planning permission granted), along with the utility room, which has its own side entrance and could be converted into a kitchen if required.

Outside

At the entrance to the property, electrically operated gates open onto the block-paved driveway, which provides plenty of parking space and leads to the integrated triple garage.

The wrap-around gardens include rolling lawns, which back onto open fields and woodland, patio areas for al fresco dining and various established shrubs, trees and hedgerows. There is also a block built summer house with timber cladding, providing space in which to relax, with a shaded timber deck overlooking the gardens.

Location

Charleswood House is near the small Northumberland village of Eshott. The property is surrounded by beautiful countryside and woodland, while the market towns of Alnwick and Morpeth are within easy reach, both of which offer a range of amenities including shops, supermarkets, leisure facilities and several good schools, including the high achieving King Edward VI Academy in Morpeth.

There is easy access to the A1, while Morpeth's station, provides regular direct services to Newcastle, Edinburgh and London King's Cross.

The property is also situated perfectly for enjoying the stunning and dramatic countryside and coastlines of the region, with the Northumberland Coast Area of Outstanding Natural Beauty, the Cheviot Hills and the Northumberland National Park all close-at-hand.



Distances

- Eshott 1.0 miles
- Morpeth 9 miles
- Alnwick 10 miles
- Blyth 17 miles

Nearby Stations

- Alnmouth
- Morpeth

Key Locations

- Northumberland Zoo
- Northumberland Coast National Landscape
- Northumberland National Park
- Newcastle upon Tyne (university city)
- Lindisfarne (Holy Island)
- Bamburgh Castle

Nearby Schools

- Felton Church of England Primary School
- Longhorsley St Helen's Church of England Aided First School
- Swarland Primary School
- King Edward VI Academy
- Tritlington Church of England First School
- Grange View Church of England Voluntary Controlled Primary School
- Dr Thomlinson Church of England Middle School
- Rothbury First School
- Shilbottle Primary School









Floorplans

House internal area 4,455 sq ft (414 sq m)
 Garage internal area 545 sq ft (51 sq m)
 Summerhouse internal area 141 sq ft (13 sq m)
 Balcony external area = 228 sq ft (21 sq m)
 Total internal area 5,141 sq ft (478 sq m)
 For identification purposes only.

Directions

NE65 9ES. **what3words:** ///situation.dunes.painter

General

Local Authority: Northumberland Country Council
Services: Mains electricity. Oil burner. Private water & drainage. We understand that the drainage at this property complies with the relevant regulations.

Council Tax: Band G

EPC Rating: E

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

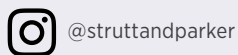
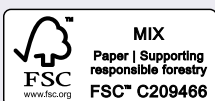
North East

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