

Swarland Dene, Felton,
Northumberland



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Land and property. Since 1885.



3,751 sq ft (348 sq m) | Freehold
5 bedrooms | 4 bathrooms | 4 reception rooms
Private and secluded | 2.49 acres

Guide price £1,350,000

An exceptional and substantial stone-built country home with tennis court, stables and versatile accommodation, set within 2.49 acres of beautifully landscaped grounds in an idyllic, secluded rural Northumberland setting.

Swarland Dene is an exceptional stone-built country residence offering over 3,750 sq ft of versatile living space, extending to over 5,100 sq ft including garaging and outbuildings. Renovated in 2004, the property combines handsome period character with high-specification modern appointments, retaining exposed timber beams, vaulted ceilings, impressive feature fireplaces and stone-flagged flooring.

The Property

A welcoming reception hall introduces the generous ground-floor layout. At the heart of the home is a magnificent vaulted kitchen and breakfast room, designed by Newcastle Furniture Company, featuring exposed A-frame timber trusses, an Aga, expansive central island and impressive stone fireplace. Adjacent is a practical utility room with cloakroom. Further reception spaces include a beamed dining room with substantial brick fireplace, a sitting room with a striking period-style fireplace featuring modern log burning stove, and a light-filled David Salisbury orangery, added in 2016, which opens onto the terrace. A separate family room with double doors to the garden, private study, ground-floor bedroom and shower room provide excellent flexibility for guests or multi-generational living.

Upstairs, the first floor comprises four well-proportioned double bedrooms. Two of the bedrooms have full en-suite bathrooms and two further bedrooms, one with joined access, share another bathroom. All the fitted wardrobes in the bedrooms were designed and fitted by Newcastle Furniture Company.

Outside

The property is approached via a private sweeping driveway leading to a large parking area and substantial detached stone-built garage and workshop with EV charging point. The landscaped grounds are a notable feature, with sweeping lawns, mature boundary trees, a stone-flagged patio and raised timber decking. Exceptional lifestyle facilities include a fenced all-weather tennis court, summer house, L-shaped timber stable block with second EV charging point, and a field shelter, all enjoying a peaceful and secluded setting surrounded by rolling open countryside. In all, Swarland Dene extends to 2.49 acres.

Location

Swarland Dene enjoys a peaceful and private rural setting surrounded by the Northumberland countryside, with everyday amenities available in the nearby village of Felton, including a village store, renowned café and bakery The Running Fox, The Northumberland Arms pub and a primary school. Swarland itself offers a village hall, café and recreational facilities, while the historic market towns of Alnwick and Morpeth provide a wider range of shopping, dining, leisure and cultural options. Commuting to Newcastle is typically less than 40 minutes and the East Coast mainline station at Alnmouth is only 15 minutes away. The Northumberland coast, with destinations such as Alnmouth and Amble, is also readily accessible as is Newcastle Airport, Newcastle city centre and the Metro Centre.

The area is well served by schooling, with options in Alnwick and Morpeth, and respected independent schools in Newcastle.

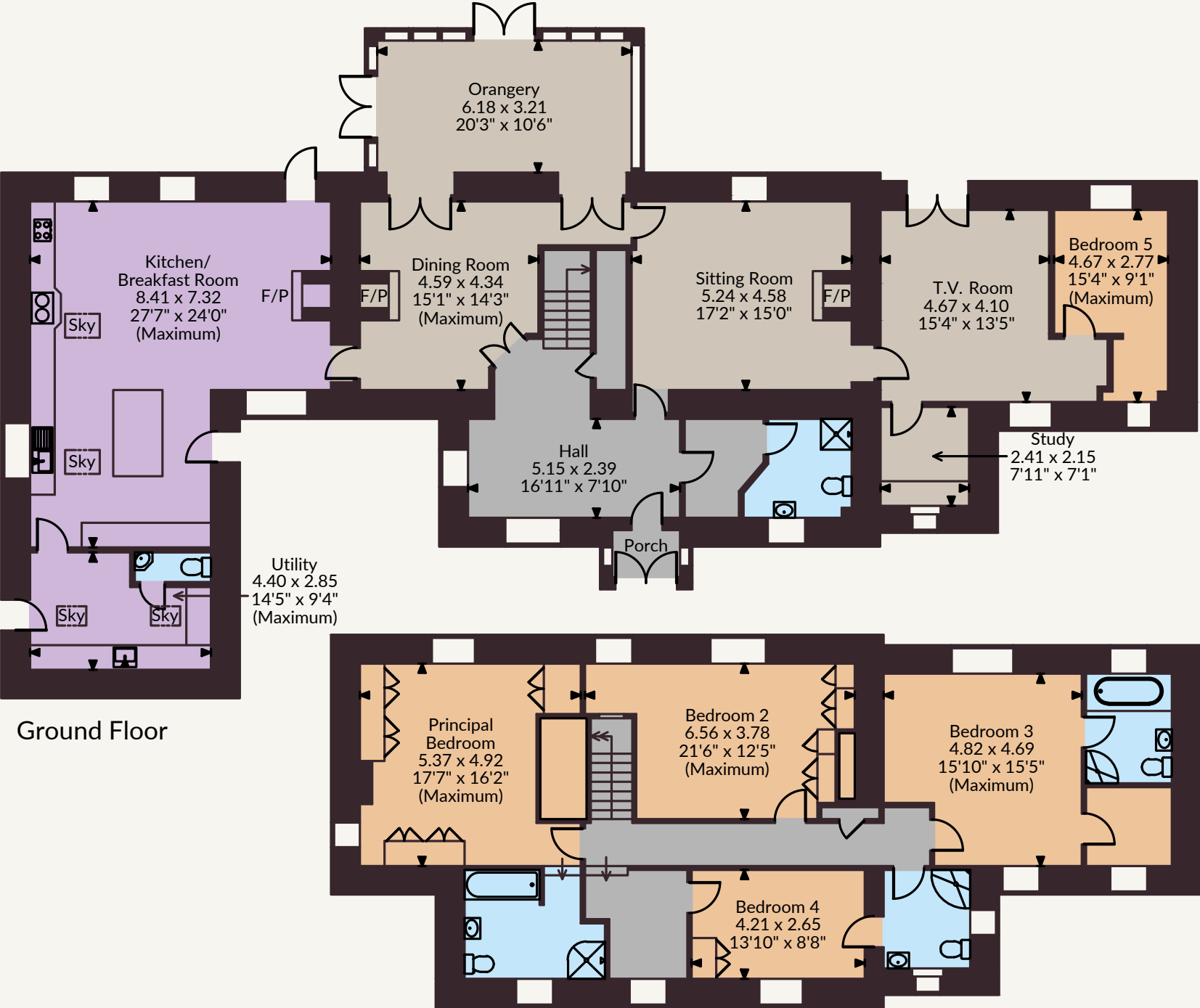
Postcode region: NE65

General

Local Authority: Northumberland County Council
Services: Mains electricity and water. Private LPG supply. Private drainage which we are informed is compliant.
Council Tax: Band F
EPC Rating: E
Mobile and Broadband: Mobile coverage for calls and data is scored as 'Good' with all four main network providers (source: Ofcom). Superfast broadband is currently provided by Starlink.



Swarland Dene Felton, Morpeth, Northumberland
Main House internal area 3,751 sq ft (348 sq m)
Garage internal area 828 sq ft (77 sq m)
Outbuildings internal area 556 sq ft (52 sq m)
Total internal area 5,135 sq ft (477 sq m)



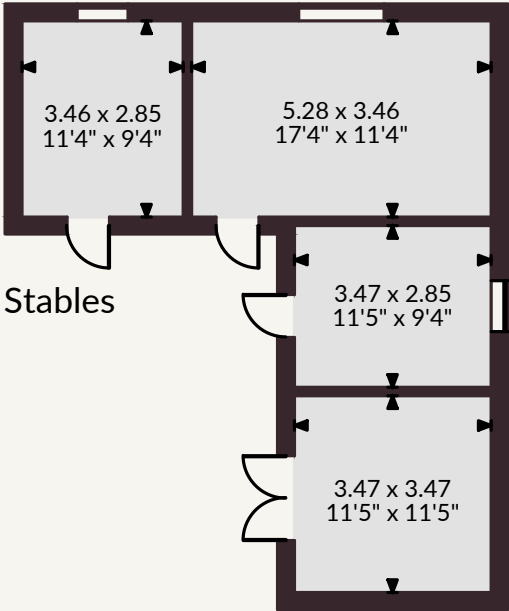
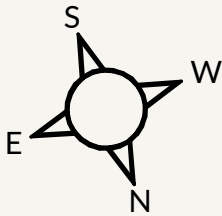
Ground Floor

First Floor

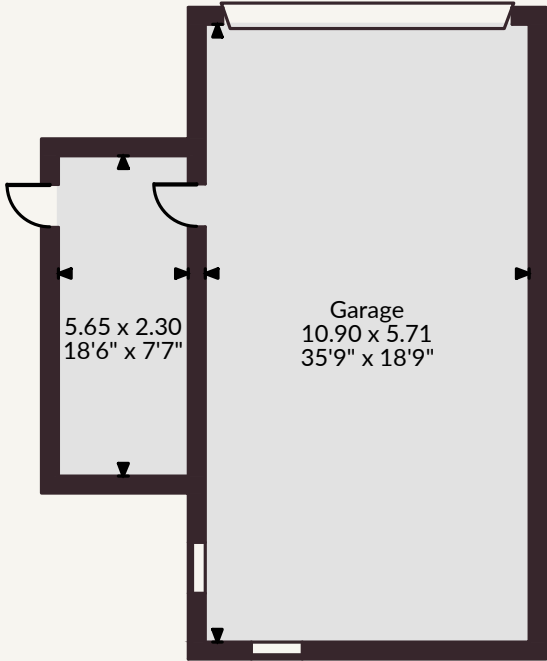
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Stables



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North East

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Whether you're buying or selling in Northumberland, County Durham, Tyne & Wear, the Tyne Valley or Cumbria, we offer a personal, discreet and highly, professional service tailored to the needs of discerning clients. Every instruction we take is handled with the care, confidentiality and commitment to excellence that clients of exceptional homes rightly expect.

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