



Low Barns, East Marlish, Hartburn,
Morpeth, Northumberland

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Low Barns East Marlish, Hartburn, Morpeth Northumberland NE61 4ER

A charming, single storey, converted stone barn with far reaching vistas over the Northumberland landscape.

A1 7.5 miles, Morpeth town centre 8.5 miles, Morpeth train station 8.7 mile (17 minutes to Newcastle), Newcastle International Airport 13.5 miles, Newcastle-upon-Tyne 19 miles

Reception hall | Sitting room | Dining room
Kitchen/Breakfast room | Utility | Cloakroom
Principal bedroom with en suite shower room
3 Further bedrooms | Family bathroom | Double garage | Carport | 3 Wooden sheds | Garden
1.89 acres | EPC rating D

The property

Offering a characterful home and a unique living environment, Low Barns provides 1839 sq ft of stylishly-presented accommodation. Exposed stone walls and lofty, masonry arched apertures are showcased alongside contemporary design, with reception rooms comprising a sitting room with the warming ambience of a wood-burning stove and a spacious, triple aspect dining room with French doors providing a seamless transition to the garden. The kitchen is fitted with sleek, contemporary cabinetry, topped with stone work surfaces, and has a glossy, green Rayburn at its heart, whilst a well-appointed utility room provides a hide-away for domestic appliances and incorporates a cloakroom.

The lengthy hallway gives access to four bedrooms and the modern family bathroom, with two of the rooms enjoying floor-to-ceiling glazed arched windows with an outlook and doors opening to paved terracing outside. The

generous principal room has a smart en suite shower room with stylish fittings.

Plans exist to remodel and extend parts of the property. Available upon request.

Outside

The property is approached via a timber, five bar gate onto a gravelled driveway lined with evergreen shrubs. There is ample space to park several vehicles at the frontage of the home, with a timber double garage outbuilding and a double car port with two EV charging points alongside. A large south-facing paved terrace is enclosed by stone walls and leads out onto a parterre-style garden area with gravelled walkways and geometric, timber-edged beds filled with topiary bushes, grasses and perennial plants. There are areas of garden which are laid to lawn and interspersed with specimen trees, with plenty of room for children's play. To the front is an area of wildflower planting and a pony paddock.

Uninterrupted views over open countryside and paddocks, beyond the immediate garden, can be enjoyed in this tranquil outdoor haven.

Location

The property is situated in a picturesque rural setting just to the south of the pretty village of Hartburn, where there is a tributary of the River Tweed called the Hart Burn and a cave known as the Harburn Grotto which lies within the woods. The Ox Inn is the nearest local pub in the neighbouring village of Middleton exactly 1 mile to the west.

Historic Morpeth, to the east, offers a good selection of shops, restaurants & bars, along with a bustling market square and scenic walks can be enjoyed along the banks of the River Wansbeck. The mainline station provides a convenient commute and direct links to cities including Newcastle, London, Edinburgh and York. Newcastle International Airport is also within easy reach as is the A1. Outstanding rated schooling in Morpeth includes Abbeyfield First





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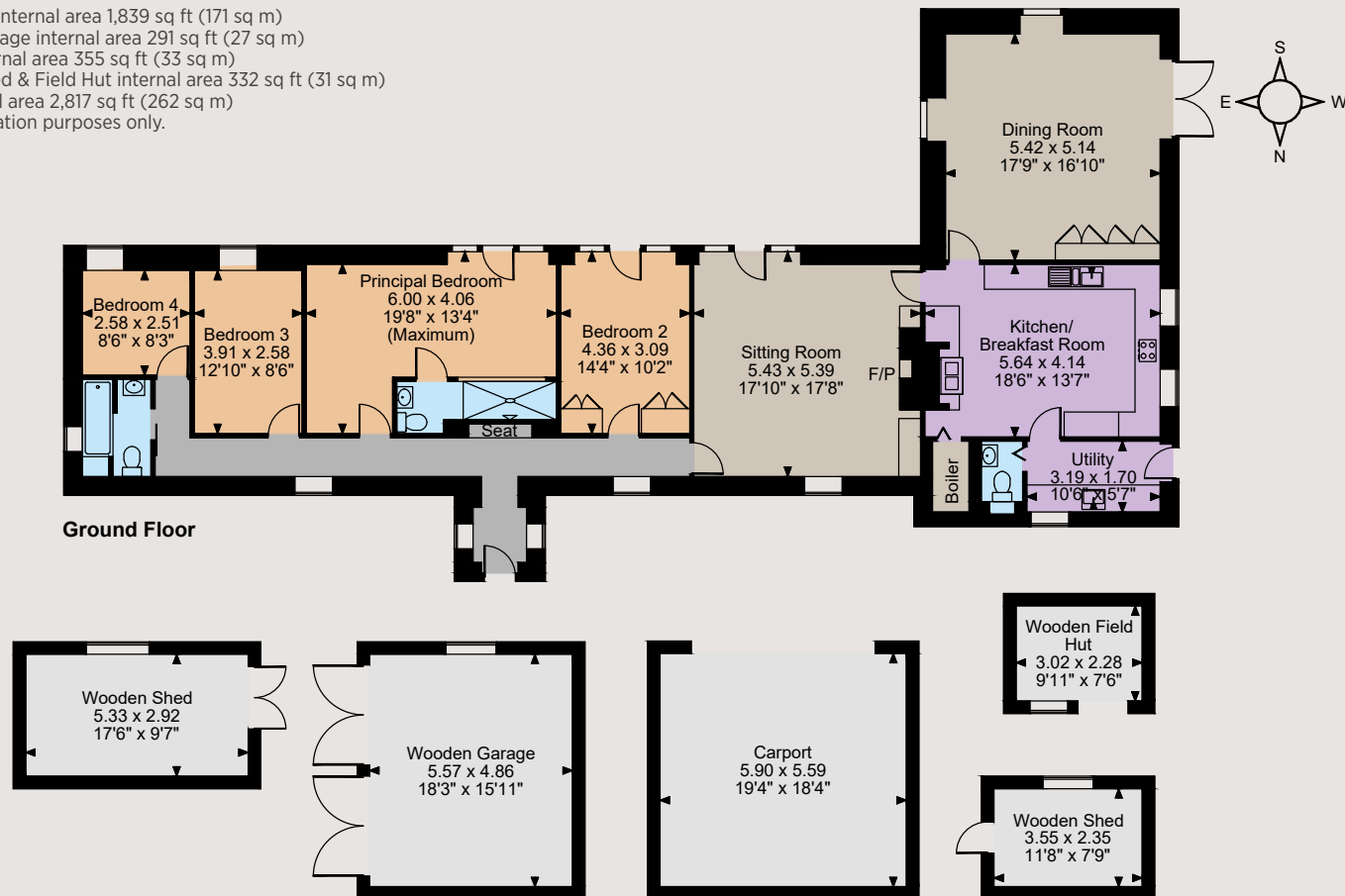


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Floorplans

Main House internal area 1,839 sq ft (171 sq m)
 Wooden Garage internal area 291 sq ft (27 sq m)
 Carport internal area 355 sq ft (33 sq m)
 Wooden Shed & Field Hut internal area 332 sq ft (31 sq m)
 Total internal area 2,817 sq ft (262 sq m)
 For identification purposes only.



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

Sat Nav Postcode: NE61 4ER (Travelling west from the direction of Morpeth the turning is around 0.15 miles on the left before the sat nav directs you to turn. Follow the lane and take the right hand fork through a gate.

What3Words: ///enclosing.sleepy.airbag

General

Local Authority: Northumberland Council
Services: Mains water & electricity with SPV system. Oil fired central heating, private drainage system.

Council Tax: Bang G

Tenure: Freehold

Guide Price: £795,000

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

Morpeth

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