



The Manor House, Shilvington, Newcastle upon Tyne

The Manor House Shilvington, Newcastle upon Tyne NE20 0AP

An attractive, stone-built countryside residence offering extensive accommodation, set in grounds approaching 6.11 acres

Morpeth train station 4.5 miles, Ponteland 5.8 miles, Newcastle International Airport 7.6 miles, Newcastle upon Tyne 13 miles, Newcastle Central Station 14 miles (London Kings Cross 2 hours 55 minutes)

Drawing room | Sitting room | Dining room
Kitchen/breakfast room | Study | Cloakroom
Principal bedroom with en suite bathroom 5
Further bedrooms (4 en suite) | Family room
Gym with shower | Garden & grounds 6.11 acres)
EPC rating D

The property

With over 5,500 sq. ft of accommodation arranged over three floors, The Manor House offers an abundance of space and versatility with a layout perfectly suited to a modern family lifestyle and entertaining guests. On entering the home the large floor to ceiling windows fill the dining room of natural light. From here you have direct access out to a garden terrace allowing a seamless inside to outside environment and together with the adjacent family room with built-in bar, provides the ideal setting for hosting gatherings of family and friends. A series of steps leads through to an impressive kitchen/breakfast room which features a distinctive curved island unit, bespoke cabinetry and a large orange Aga stove, with complementary stone work surfaces. Corresponding steps rise to an inner hall which provides a route to two elegant reception rooms, both featuring distinctive fireplaces, with a stairway leading up to a well-proportioned

study or home office which is fitted with built in units.

A striking spiral staircase leads down to the lower ground floor which comprises four stylish en suite bedrooms, the principal bedroom ensuite has an impressive jacuzzi bath and twin sinks. There is a gym, which has adjoining ultra-modern shower facilities, this could also be used as an additional bedroom if required. Two further bedrooms are reached via a ground floor stairway adjacent to the sitting room. One of the bedrooms enjoys the luxury of a circular bathtub and the arrangement of these tucked-away attic-level rooms offers the perfect setting to provide a guest suite or multi generational living.

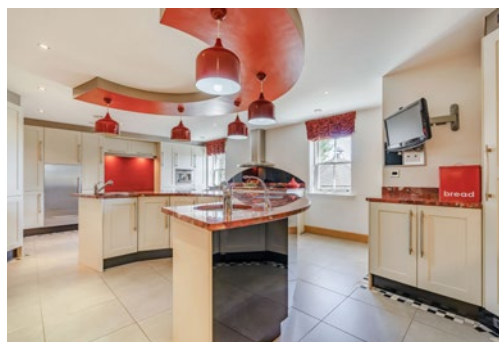




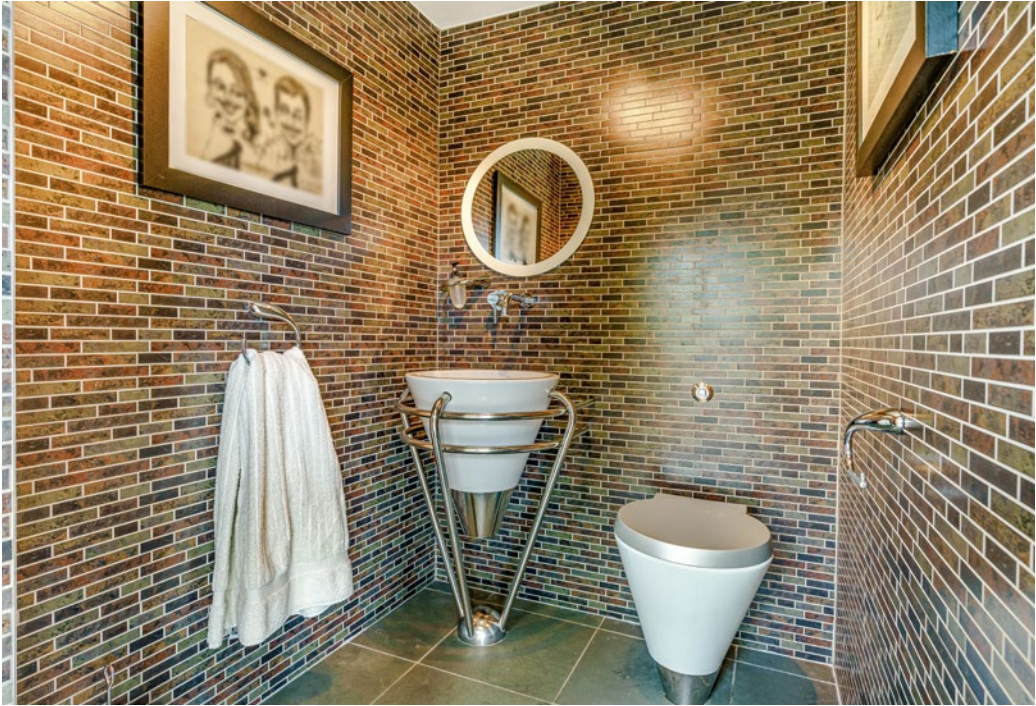


Outside

The property is approached via a stone gated entrance, set in low-level stone walling, onto a driveway which provides parking for numerous vehicles. A raised terrace adjoining the house with direct access from the dining hall, benefits from a south-facing aspect and offers opportunities for outdoor dining and relaxation. Steps lead down to a paved pathway which meanders through an area of lawn via pretty garden outbuildings. Creating an attractive garden feature, a length of stone balustrades to the front of the home with a series of steps down to a paved area allows an access route to the lower level rooms. Manicured evergreen hedging provides formal ornamentation around the edges of the property and borders are filled with an interesting selection of shrubs. Beyond the garden, the grounds include a field and a paddock with outbuildings comprising a wooden garage, and a hay barn, this could also accommodate two further stables if required. There is large a field shelter plus a stone-built stable which also has an outhouse/kennel attached. This could easily suit an equestrian family or simply to keep live stock.









Location

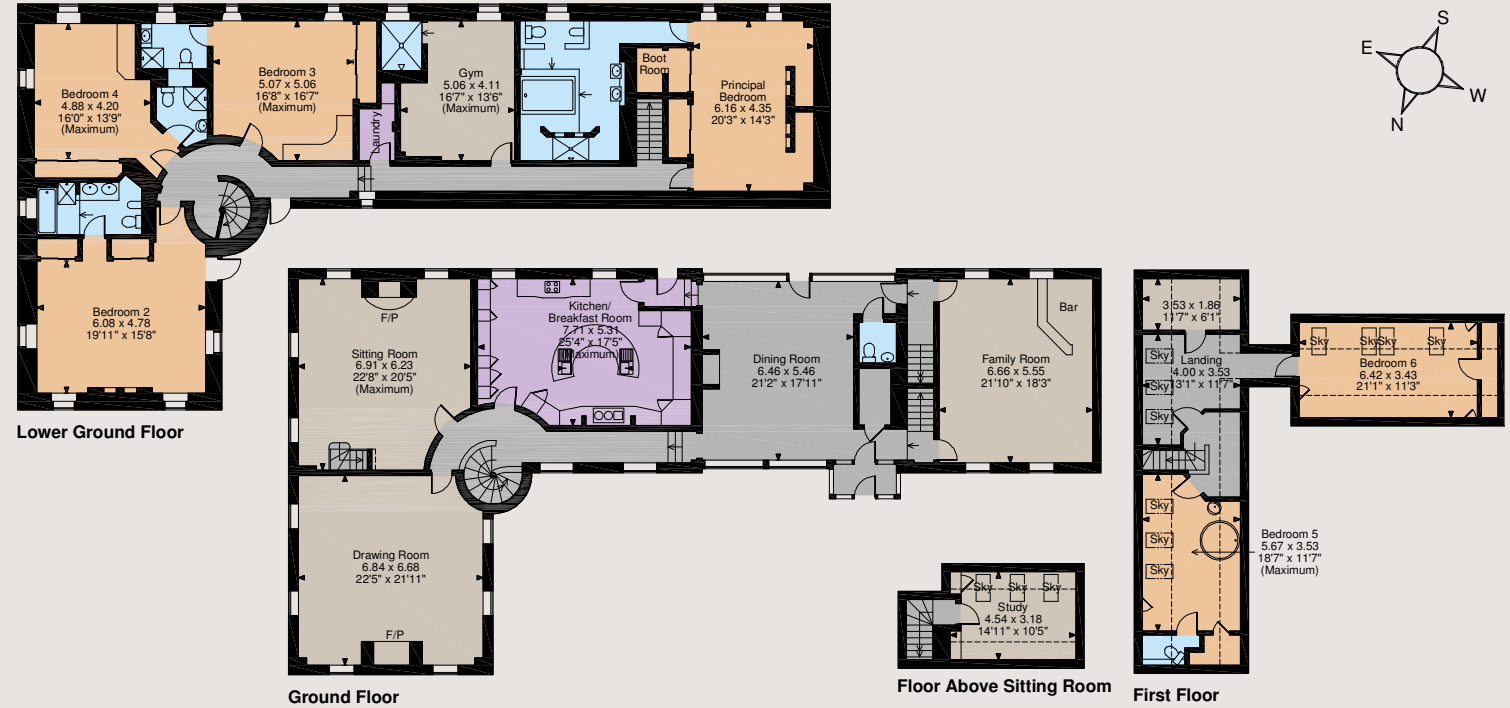
Enjoying vista across the surrounding Northumberland countryside, the property is situated in the picturesque hamlet of Shilvington which offers a tranquil setting within easy reach of amenities. The popular market town of Morpeth provides excellent shopping and supermarkets, along with cafes and restaurants, and a train station. Outstanding rated schooling in Morpeth includes Abbeyfield First School and The King Edward VI Academy. Equally distanced from Poteland offering the same local amenities. Alternatively, the city of Newcastle is located just 13 miles to the south and offers comprehensive shopping, leisure and cultural amenities, as well as a mainline train station for journeys into London and north to Edinburgh. There is an excellent selection of independent schools in the vicinity including Newcastle School for Boys, Westfield, Dame Allan's, Mowden Hall, Newcastle High School for Girls, Newcastle Prep and Royal Grammar school.

Directions

From Morpeth, travel in a southerly direction on the A197 and take the right turning to join the B6524 and passing under the A1. Turn left at the signpost for Shilvington and follow the road for approximately 1.5 miles. Take the right turn onto the lane where the property will be found a short distance on the right-hand side.



The Manor House
House internal area 5,512 sq ft (512 sq m)
Outbuildings internal area 933 sq ft (87 sq m)
For identification purposes only.



General

Local Authority: Northumberland County Council. Telephone 0345 6006400
Services: Mains Electric, Tanked gas. Soak away system for surface water. Private septic tank which is compliant.

Council Tax: Band H

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

Tenure: Freehold

Price: £1,800,000

Morpeth

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□□□□ Denotes restricted head height

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