



St. Marys House, Felton, Morpeth
Northumberland

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**STRUTT
& PARKER**

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St. Marys House Felton, Morpeth, Northumberland NE65 9HN

A striking Grade II Listed former church with retained ecclesiastical features combined with contemporary design.

A11 mile, Acklington Train Station 4.2 miles, Amble 8.4 miles, Morpeth 11.3 miles, Newcastle International Airport 22.6 miles, Newcastle upon Tyne 26.3 miles

Reception hall | Drawing room | Sitting/dining room | Study | Kitchen/breakfast room | Utility 4 Bedrooms, en suite | Shower room | Basement Garage with storage over | Wood store | Shed Garden | EPC rating E

The property

Approached along a tree-lined lane the property was believed to be constructed in 1856 and sits in a plot of circa 0.75 acres. St Marys House showcases the preserved beauty of this former church, and architectural craftsmanship is sympathetically incorporated into the design of an impressive residential home. Double doors set within a moulded stone arch provide a grand portal at the entrance, with the reception hall beyond affording glimpses of the galleried landings above with a steel and oak stairway rising to the first floor living area. On this level, a sociable sitting room and dining area are adjoined by a creatively designed kitchen, where the colourful tones applied to the ceiling which reflect the hues of the stained glass window and the sleek cabinetry forms a bold contrast. The study area at a mezzanine level offers a pleasing spot to sit or work alongside a large arched window overlooking the surrounding countryside. At the second floor level there is a light filled drawing room with idyllic views to the north and south through large roof windows. Underfloor heating is used throughout by way

of a hybrid air source heat pump/LPG boiler, a MVHR system is also installed.

The bedroom accommodation occupies the ground floor of the property and comprises four stylishly appointed en suite bedrooms, which share the lower level with a utility room with external door and a shower room. Additional storage areas are available at basement level which offers two sub-divided rooms, perhaps providing a cellar for wine aficionados, or could be adapted for other uses.

Outside

A stone wall to the north leads to vehicle and pedestrian entrance. Gates set inside stone pillars with the driveway providing parking for several vehicles. In addition there is a oak framed timber garage providing additional parking with plentiful storage space over. The garden is mainly laid to lawn with specimen trees, lengths of low level evergreen shrubs and attractively planted flower beds.





Outside (continued)

Paving follows the outside of the building with a paved terrace to the rear offering opportunities for outdoor dining and relaxation. Views over the adjoining farmland and a sense of a borrowed landscape to enjoy in this outdoor setting, with additional garden features including a designated vegetable patch with raised beds fringed by box hedging and a shed for storage of garden equipment.

Location

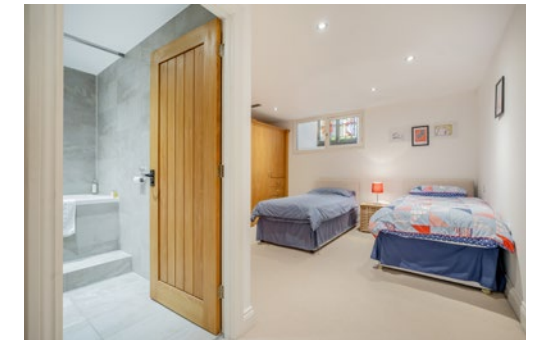
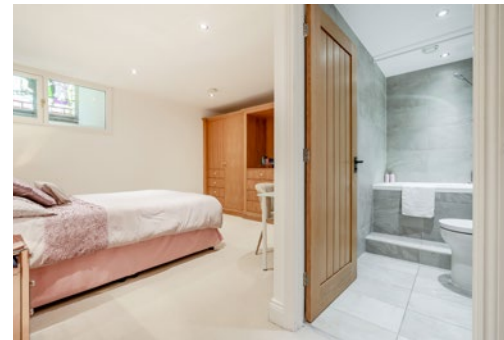
The property is situated in a peaceful setting on the westerly fringes of the village of Felton. Local amenities include a renowned bakery, the Running Fox, and excellent public houses, whilst the banks of the River Coquet provide wonderful walking opportunities for those who enjoy outdoor activities. Comprehensive facilities are available at the market town of Morpeth including Morrisons supermarket and an M&S Foodhall, as well as independent stores, bars, restaurants and cafés and an array of

leisure facilities, including two golf clubs. Road users have easy access to the A1 for links to the major road networks. For travel further afield, Newcastle International Airport a mere 26 miles.

The area offers a wide range of state primary and secondary schooling including The King Edward VI Academy (rated Outstanding by Ofsted), while Newcastle upon Tyne offers a wide range of independent schools including Newcastle School for Boys, Dame Allan's, RGS and Newcastle High School for Girls

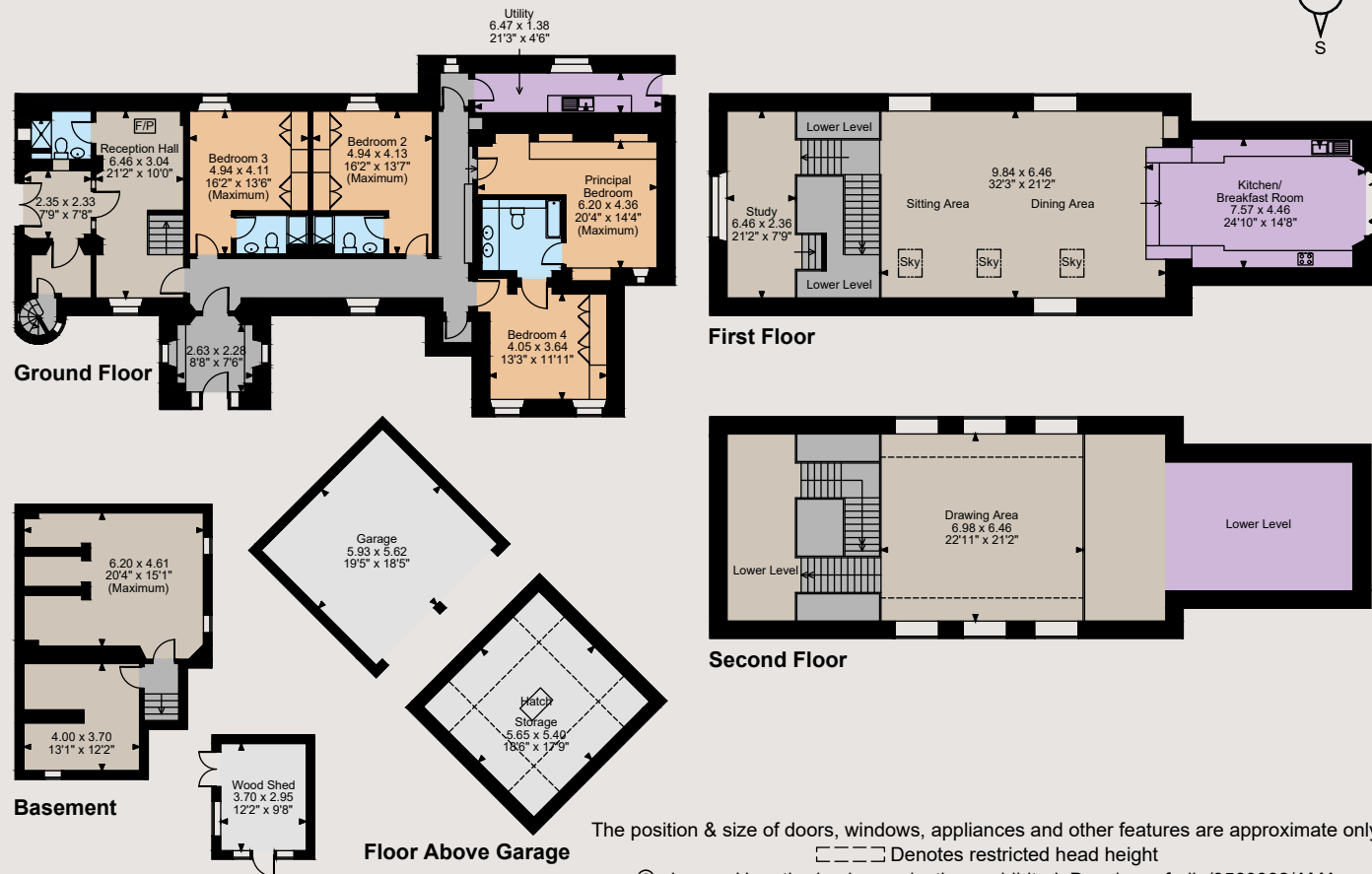
Directions

From Morpeth follow the A192 to join the A1. Travel in a northerly direction for approximately 7.5 miles and take the left turn sign-posted to Amble/Felton. On reaching the Northumberland Arms, follow the road which crosses over the river and then turn left onto Riverside. Continue along the lane, passing St Michael and All Angels Church and the property will be found on the left.



Floorplans

House internal area 3,983 sq ft (370 sq m)
Carport/storgae internal area 457 sq ft (42 sq m)
Outbuilding internal area 117 sq ft (11 sq m)
For identification purposes only.



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

□ □ □ Denotes restricted head height

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General

Local Authority: Northumberland County Council
Services: Mains electric and water. Private drainage.

Council Tax: Band E

Tenure: Freehold

Guide Price: £925,000

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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