



2 The Shires, Great North road, Clifton
Morpeth, Northumberland

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

2 The Shires Great North Road, Clifton, Morpeth NE61 6DQ

A charming stone-built house with stylish, contemporary interiors and within easy reach of a wealth of amenities.

Morpeth train station 2 miles (17 minutes to Newcastle), Morpeth town centre 2.2 miles, Newcastle International Airport 10 miles, Newcastle upon Tyne 13.6 miles, Alnwick 25 miles

Reception hall | Sitting room | Dining room
Kitchen/breakfast room | Utility | Cloakroom
Principal bedroom with en suite bathroom
4 Further bedrooms | Family bathroom | Garage
Off-road parking | Private garden | Communal rear courtyard | EPC rating C

The property

Number 2 The Shires is one-part of an exclusive development of converted barns now offering the perfect blend of period character and modern interior design and newly fitted rational windows and doors fitted throughout. The pretty porch offers a vestibule where outdoor wear can be cast off and stored, and beyond a door opens into the reception hall featuring wood floor covering which extends across much of the ground floor providing practicality and pleasing continuity. An open aperture links to the formal dining area which is perfect for suppers and entertaining, with a charming sitting room just adjacent offering a relaxed setting for downtime with the warming ambience of a wood-burning stove. Fitted with sleek cabinetry, topped with stone work-tops, the kitchen/breakfast room features an island unit and offers a sociable setting with space for

casual dining and seating, along with French doors which provide a connection to the courtyard garden. A handy utility completes the downstairs space.

On the first floor, there are five bedrooms, with the principal room offering a luxurious retreat featuring exposed timber-framework to the ceiling, with excellent fitted wardrobes and access to a stylish en suite bathroom. The modern family bathroom is situated on the upper level and offers a bath and shower cubicle.

Outside

To the front of property has a decorative bed with slate dressing and pockets of planting, with a timber gate to the side opening onto a private garden with paved courtyard outside the entrance porch to the home. Laid mainly to lawn offering a secure space for children's play and a setting for outdoor dining and relaxation. To the rear, there is access to an attractive communal area of garden which is paved and gravelled with stone wall edging, raised planters and specimen shrubs. Parking is provided by an integral garage and off-street parking.

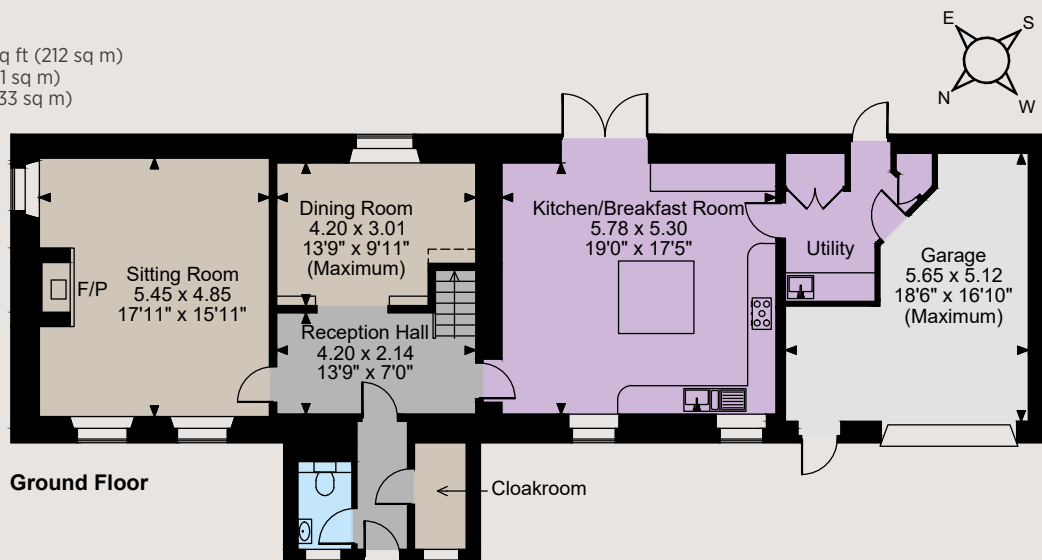
Location

The property sits to the south of the popular market town of Morpeth which offers a wide range of day-to-day amenities including excellent shopping facilities, including a selection of supermarkets, as well as a wide range of independent stores, restaurants, bars, café and leisure facilities including two golf clubs. A good selection of state primary and secondary schooling including The King Edward VI School (rated Outstanding by Ofsted), with Newcastle upon Tyne offering a wide range of independent schools primary and secondary schooling. Communications links are excellent: the nearby A1 gives access to both the north and south of the country, and local public transport routes. Morpeth's mainline station has regular services to Newcastle, Edinburgh and London Kings Cross and Newcastle International Airport offers a range of domestic and

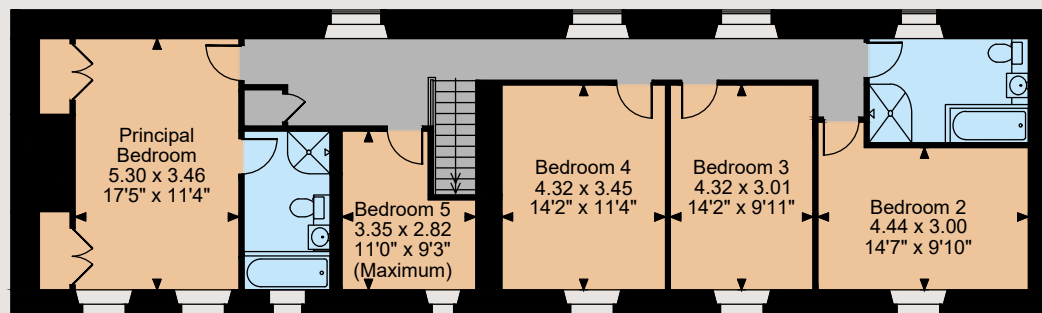




Floorplans
Main House internal area 2,278 sq ft (212 sq m)
Garage internal area 228 sq ft (21 sq m)
Total internal area 2,506 sq ft (233 sq m)
For identification purposes only.



Ground Floor



First Floor

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8562755/SS



Directions

what3words ///endearing.purchaser.today
NE61 6DQ

General

Local Authority: Northumberland County Council

Services: Mains electric, gas & water. Private treatment plant installed 2021 for drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £500,000

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

Morpeth

7 Benjamin Green House, Morpeth NE61 2SL

01670 516123

morpeth@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland,
including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

