



2 The Garden Houses, Whalton  
Morpeth, Northumberland

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## 2 Garden Houses Whalton, Northumberland NE61 3UZ

A charming stone-built terraced home with heritage outbuildings, in an idyllic village setting.

Morpeth railway station 6 miles, Newcastle International Airport 9.8 miles, Newcastle upon Tyne 15.6 miles, Alnwick 24.5 miles.

Porch | Reception hall | Sitting room | Family room | Office | Kitchen/breakfast room | Utility | Cloakroom | Principal bedroom with en suite bathroom & dressing room | 3 Further bedrooms, 1 en suite | Family bathroom | Double garage & storage/stable outbuildings | Garden EPC E

### The property

With an attractive façade featuring the warm tones of natural sandstone, and sash and arched feature windows, Number 2 The Garden House offers an appealing period home with the perfect blend of enchanting characteristics and contemporary presentation ideally suited to modern lifestyles. The bright and spacious reception hall gives access into a sitting room which enjoys the comforting ambience of a wood-burning stove set within a stone feature fireplace. Filled with natural light, the adjacent versatile-use family room provides an alternative area to relax with a glazed door linking to the rear garden terrace. There is a wall of display and storage shelving in the tucked-away ground floor office which provides an ideal setting for home-workers. The double-aspect kitchen/breakfast room provides a convivial environment, which is fitted with farmhouse-style cabinetry, a Belfast sink and modern Metro wall tiling.

The four bedrooms on the first floor benefit from the elevated outlook over the surrounding

countryside, with the principal room having a well-appointed en suite dressing room and stylish bathroom with vintage-inspired fittings, including a claw-foot freestanding tub. Bedroom two has an en suite shower room, and a family bathroom complete this floor.

### Outside

To the rear aspect, a driveway of pavers gives access to the garaging, parking area and arched walkway which provides a route via a run of steps down to a front courtyard and the entrance portal of the home. This secluded setting has gravelled pockets suited to installing garden seating and brick-edged raised borders contain pretty floral ground and climbing plants. A stable door provides an access point directly into the generous utility room which links into the garaging, and a further door opens to the passageway connecting through to the rear garden, which is bordered by beautiful beech hedging. There is a paved setting just outside the family room which offers a sunny, south-facing spot to dine and relax, with an area of lawn following the incline downwards to a low-stone wall divide and steps leading to a second grassed section of the garden.

### Location

Whalton is a picturesque conservation village of sandstone houses with local amenities including a village hall which hosts clubs and events, a primary school, and a popular public house. Surrounded by the glorious Northumberland countryside, the property is just 6 miles south-west of Morpeth, with the market town offering a good range of retail opportunities, including a Morrisons supermarket, M&S Foodhall, independent stores, as well as bars, restaurants, and cafés. The mainline station provides rail journeys to London Kings Cross, Newcastle and Edinburgh, whilst road users are within easy reach of the A693 and the A1 for links to the major road networks. Well-regarded schooling in the vicinity includes The King Edward VI Academy, Newcastle School for Boys, Westfield, Dame Allan's, Newcastle High School for Girls and Newcastle Preparatory School.





Floorplans  
 Main House internal area 2,480 sq ft (230 sq m)  
 Garage Internal area 334 sq ft (31 sq m)  
 Stable internal area 334 sq ft (31 sq m)  
 Total internal area 3,148 (292 sq m)  
 For identification purposes only.



### Directions

From the A197, to the south of Morpeth, turn right to join the B6524. Follow the road to approximately 5 miles into Walton village and turn right just beyond the public house. The entrance to the property will be found on the left.

**what3words**://react.gender.tasteful

### General

**Local Authority:** Northumberland County Council

**Services:** Mains electricity, water & drainage. Oil-fired central heating.

**Council Tax:** Band 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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