



# Green Garth, 11 The Dell, Fulbeck Morpeth, Northumberland NE61 3JY

## SITUATION AND DESCRIPTION



Green Garth was constructed in the early 1970s and occupies a prime site within the much sought after and reputable area of The Dell in Fulbeck, just north of Morpeth town centre. The property was purchased by the current owners in 2004 and then extensively remodelled, improved and refurbished between 2011 and 2012, when the original dwelling was almost doubled in size.

The luxurious detached bungalow which is now offered for sale is superbly presented under a pitched pantiled roof, with attractively painted double glazed windows set in wood frames. There are fabulous stone flagged terraces and paths that lead around the property, especially at the rear, a private and secluded area which lies adjacent to the gardens that rise up above it.

Green Garth is set on a mature garden site extending to approximately two thirds of an acre. It has attractive hedge boundaries and very well stocked flower and shrub borders. The sloping lawned gardens enjoy a pleasant aspect over the adjacent valley and the small burn which is set into The Dell.

Fulbeck is a very well sought after and highly regarded area of Morpeth, known for its high quality detached luxury homes, of which this is a fine example. It has easy accessibility into Morpeth's town centre, with its shopping facilities, restaurants and public inns. The schooling is also very important within the area and has a good reputation, as well as the links by train and road into Newcastle and by rail into London Kings Cross to the south and Edinburgh to the north.

The property provides accommodation on one level. An entrance reception hall with cloakroom/wc branches off to two wings; the west wing accommodating three double bedrooms and the principal bathroom. The east wing of the property,

which forms the extension to the house, provides a further two double bedrooms and a second bathroom.

To the centre of the property there is a sitting room with stone fireplace and attractive views onto the gardens. The kitchen/breakfast room is well equipped with a range of cabinets, Siemens built-in appliances and double doors leading on to the patio. The family snug room leads off this area and has a coal effect gas fire and enjoys lovely views over the gardens.

The property has gas radiator central heating, a comprehensive alarm system and the benefit of a large double plus garage fitted with a professional car lift which could be available subject to separate negotiation.

This is a super opportunity to acquire a beautiful detached five bedroom bungalow.

The property comprises:

Access to the front of the bungalow is highly impressive, with a beautiful solid oak entrance porch and a painted panelled wood door leading through to the reception hall.

### RECEPTION HALL

An L shaped room which has oak wood flooring, contemporary wall lighting, two central heating radiators and panelled oak doors leading off to principal accommodation. The reception hall extends into a passageway, where there is a large airing cupboard housing the hot water tank.

### CLOAKROOM/WC

With contemporary suite comprising close coupled wc, vanity wash hand basin with storage space beneath, heated chrome towel rail and spotlighting.

### KITCHEN/BREAKFASTING ROOM

(front & rear facing)

29'7 x 13'0 (9.02m x 3.97m)

A fabulous principal reception room at the heart of the house. The kitchen has fabulous Jerusalem limestone flooring and is well equipped with a range of light wood base, wall and drawer cabinets with black granite worktops incorporating a twin sink. Built-in appliances include a Siemens microwave oven and separate single oven, a Siemens

dishwasher, a Siemens refrigerator unit and an electric four ring ceramic hob with extractor hood above. Further features include a central island unit with drawer space and breakfasting bar, ceiling coving, spotlighting, a contemporary wall hung radiator and a second radiator set into the bay overlooking the gardens. The breakfast area is at the centre of the room and at the rear double doors connect to the patio terrace.



From the kitchen oak panelled and glazed doors lead to the family snug room.

**FAMILY SNUG ROOM** (rear facing)  
13'4 x 13'2 (4.06m x 4.02m)

With lovely window views overlooking the gardens to the rear, dark oak wood flooring, attractive wall lighting, central heating radiator and feature fireplace with wood mantle, brick recess and stone hearth accommodating the gas fired coal burning effect stove.

The kitchen also has a door leading to the sitting room.

**SITTING ROOM** (rear facing)  
18'11 x 13'11 (5.77m x 4.25m)

Enjoying a fabulous aspect and view over its gardens and terrace, stone fireplace and hearth to the log burning stove, three central heating radiators, attractive wall lighting and return access door to the hall.

The last door from the kitchen connects to the east wing of the house, where there is a passageway giving access into the roof void via a pull-down ladder, central heating radiator and four oak panelled doors leading to accommodation:

**UTILITY & LAUNDRY ROOM** (front facing)  
12'8 x 10'7 (3.87m x 3.23m)

Fitted out for use as a second kitchen and preparation area. It has a large deep Belfast sink unit with hand painted base, wall and drawer cabinets with oak wood worktops, pull-out wicker baskets, carousel storage cupboards, Bosch electric single oven, recess for a washing machine, space for a fridge and freezer, Karndeane wood effect flooring and double panelled radiator. One of the wall cabinets conceals the Gloworm gas fired wall mounted central heating boiler, as well as the electric circuit breaker controls. From the utility room a door leads out onto the front of the house, whilst a second door connects to the garage.

Returning to the passageway, three doors lead off to bedroom accommodation.

**BEDROOM FOUR** (east facing)  
11'6 x 9'10 (3.50 x 3.00m) measurements include entrance area  
A light and bright room with double panelled radiator and wiring for a plasma screen TV.

**BEDROOM FIVE** (east facing)  
11'3 x 9'11 (3.43m x 3.03m)  
With aspect over the side of the house, double panelled radiator, wiring for a plasma screen TV.

**FAMILY BATHROOM**  
With white four piece suite comprising corner shower cubicle with dividing screen and wet panelled walls, free standing roll top bath with clawed feet and handheld shower, close coupled wc and pedestal wash hand basin. The bathroom has wood panelling up to dado rail height, Karndeane wood effect flooring, shaver socket, heated chrome towel rail and spotlighting to ceiling.



Returning to the reception hall, a passageway connects to the west wing of the house, with four doors connecting to main bedroom accommodation.

**BEDROOM ONE** (front facing)

13'11 x 14'8 (4.24m x 4.47m)

Enjoying a superb aspect overlooking the gardens and the adjacent dene, three sets of built-in double wardrobes concealing hanging rail and shelf storage space, wiring for a plasma screen TV and single panelled radiator.

**BEDROOM TWO** (rear facing)

14'5 x 10'10 (4.41m x 3.3m)

Currently used as a gymnasium. It has lovely views overlooking the gardens and terrace, two sets of built-in double wardrobes and central heating radiator.

**BEDROOM THREE** (rear facing)

11'7 x 10'7 (3.54m x 3.23m) measurements exclude the recess

A light and bright room with super aspect over the gardens and terrace and central heating radiator

**MASTER FAMILY BATHROOM**

Refurbished in recent times to a very high standard with a six piece suite comprising double Jacuzzi bath with twin head rests, side jets and handheld shower, his and her vanity wash hand basins with storage drawers and shelving above, bidet unit, close coupled wc and corner shower cubicle with fabulous stone tiling, two shower heads, side jets and curved screen doors. The bathroom has a panelled ceiling with spotlighting, illuminated mirrors, Amtico flooring, Expelair unit and heated chrome towel rail.

**EXTERNALLY**

Green Garth has a superb location at the head of a cul de sac within The Dell. The garden site extends to approximately two thirds of an acre and at the front of the house there is a slightly sloping lawned garden with maturing shrubs and trees and a tarmac drive leading up to the entrance courtyard and integral double garage. The front garden also has the benefit of a hard standing grassed area, which acts as a hammerhead for the turning of vehicles.

**GARAGE**

23'3 x 21'11 (7.09m x 6.68m)

With two electrically operated up and over roller doors, double height ceiling void, professionally

fitted stacker car lift, providing a third car parking space within the garage (available subject to separate negotiation). The garage is used for professional purposes and has rubber matt flooring, fluorescent tube lighting, excellent storage space, cold water supply, power supply and independent alarm control. There is also a wall mounted Baxi gas fired central heating boiler.

The exterior of the property has attractive wall lighting, external meter reading cupboard and pathways that lead around both sides of the house, with infra red sensors and halogen lighting.

To the west wing of the property there is a fenced and gated access leading to a hard standing with one large garden store shed and a lean-to log store. The stone flagged terrace extends to the rear of the house, where it widens to provide a lovely area for al fresco dining and entertaining during the summer months. This lies adjacent to the stone retaining wall, which has steps leading up into the terraced shrubbery and borders. The sloping lawned gardens rise up above the bungalow to its rear boundary, with rhododendrons and maturing trees giving good screening and privacy. To the eastern boundary there is a small vegetable garden and raised up beds for planting, as well as an ornate timber constructed summerhouse and sitting area, which is particularly pleasant during the summer months.

**SERVICES**

The property has mains gas, electric and water services.

**DIRECTIONS**

Take the A1 north to Morpeth. Branch left, then merge onto the A197. At roundabout take the first exit onto the A197. Continue forward onto the A192. At Morpeth Clock Tower, mini-roundabout turn right onto the A192. Turn right then turn right again onto The Dell.

**TENURE**

Freehold.

**FLOOD RISK**

Please see website [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

**COUNCIL TAX:**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

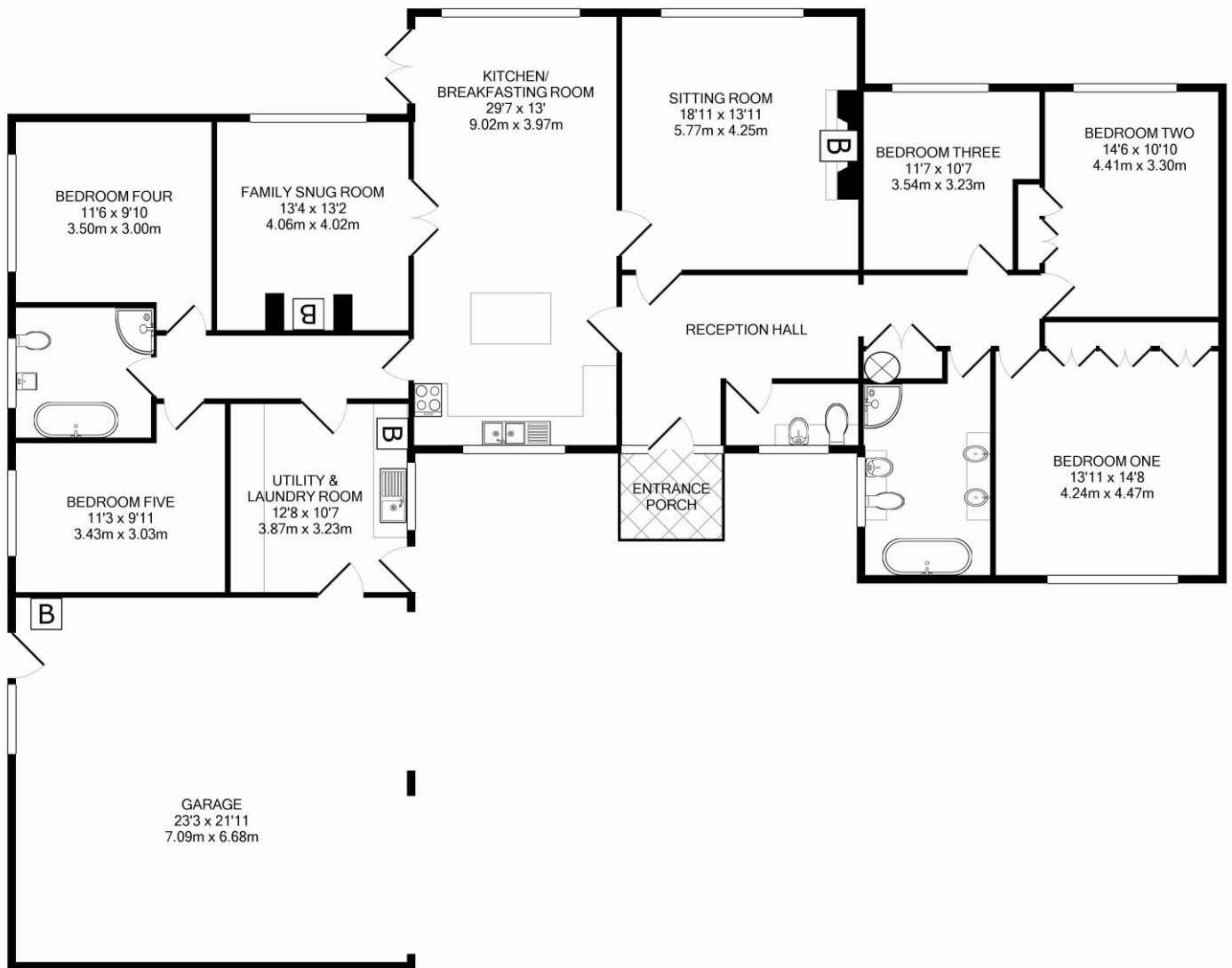
**ENERGY PERFORMANCE RATING:**

Grade: D



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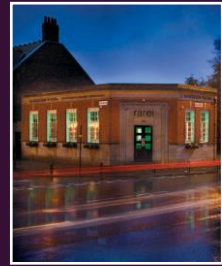
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Green Garth, The Dell  
Fulbeck, Morpeth



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Price on Application

