



# Stonewell, Tranwell Woods, Morpeth Northumberland NE61 6AQ

## SITUATION AND DESCRIPTION

Stonewell was originally constructed in 1985. The property has been built from natural stone and occupies a beautiful garden plot within the heart of Tranwell Woods. In more recent years the house has benefited from a large extension to the rear of the garage, creating two workshops and an indoor games room and barbecue area.

The house also has a fabulous conservatory and garden room which has been added recently, it is also built in stone and enjoys beautiful views to the south and east.

The property is constructed to a high standard under a tiled roof and has two gas fired central heating boilers, double glazing and a comprehensive alarm system with closed circuit TV surveillance cameras.

The gated entrance has recently been built and leads through into a tarmac drive and courtyard with parking for many cars. It has a stone curved wall boundary surround and beautifully well kept lawned gardens with flower and shrub borders. The terraces and patio areas that surround the house are also very attractive. The boundaries set out to the south and east have also recently been built and are to be matured with conifers.

The house has the benefit of an extra area of woodland which may be available subject to separate negotiation.

Stonewell is a very impressive detached house in a super area of Tranwell Woods. Its accommodation includes a pillared portico entrance through to the reception porch and in turn through to the main hall. The hall leads on to a cloakroom/wc and a separate large store room. The main kitchen is magnificent, beautifully equipped with a range of modern units and cooking appliances. The kitchen leads on to the garden room and conservatory and in turn to the laundry room.

The principal sitting room is to the south and east of the house, with a magnificent marble fireplace and lovely views. The dining room combines two previous reception rooms into one and will easily accommodate a table sitting 20 people.

The study is at the front of the house looking onto the courtyard and entrance and gives access to a utility room, linking through to a wine cellar and general store room, as well as the double plus garage.

To the first floor of the house the master bedroom suite is very impressive. It overlooks the southern and eastern elevation of the house and has access to an external terrace. The bedroom is very well fitted with wardrobes and connects to a luxurious en-suite bathroom which has recently been refitted to a very high standard.

There are three further double bedrooms to the first floor area; two of which have en-suite bathrooms and shower facilities. The fourth bedroom has a range of wardrobes and is adjacent to a family bathroom/wc with corner bath.

Tranwell Woods is well known for its high quality housing and this is a fine example. It is well supported by local facilities in Morpeth, including the Sanderson Arcade, nearby golf courses and rugby clubs, as well as ease of access by road and rail to Newcastle and Kings Cross in the south and Alnwick and Edinburgh in the north.

Stonewell enjoys a beautiful location within Tranwell Woods, close by to the boundary of its settlement.

A highly impressive house.

The property comprises:

Access is to the front of the house, with a pillared entrance portico and oak panelled entrance door leading into the:

## ENTRANCE PORCH

With ceramic tiled flooring, wood skirting boards and an internal panelled and glazed door connecting through to the:

## RECEPTION HALL

A large and welcoming area which is well decorated with wallpaper covering above and below a dado rail, fabulous oak work to the panelled doors, dado rail and skirtings, elaborate corning, central ceiling spotlighting, central heating radiator with lattice fronted oak cover, understairs storage space with night storage heater and panelled radiator to the west wing of the house.



From the reception hall seven doors lead off to principal accommodation:

## CLOAKROOM/WC

Comprising close coupled wc, corner wash hand basin with storage cupboards beneath, wood flooring and skirtings, single panelled radiator, opaque glazing to windows, egg and dart corning and built-in boiler cupboard housing the Worcester gas fired central heating boiler for central heating and domestic hot water to the house.

## STORAGE ROOM

With base and drawer storage units, ceramic tiled flooring, cloak pegs and spotlighting.

## KITCHEN (east facing)

19'7 x 14'5 (5.98m x 4.41m)

Refitted in recent times with a beautiful arrangement of white high gloss fronted base, wall and drawer cabinets, including a central island unit with contrasting granite worktop surfaces which incorporate a double sink unit. Built-in appliances include a Bosch electric twin oven, a Bosch five ring ceramic hob and two Fisher & Paykel drawer dishwashers. The kitchen incorporates excellent general storage space, marble floor tiles, corning, light decoration, underfloor electric heating and an open archway through to the:

## CONSERVATORY

13'1 x 24'10 (4m x 7.56m)

This room has been built to a very high standard. It has a glazed orangery roof, glazed double doors leading out onto the east



facing terrace, marble flooring, air conditioning, infra red alarm sensor, chrome surround to light switches and power points, underfloor electric heating and a return double door leading through to the:

#### **LAUNDRY ROOM** (front facing)

12'8 x 11'6 (3.87m x 3.51m)

With fitted wood base, wall and drawer storage cupboards, single drainer sink unit, ceramic tiled flooring, brick fireplace surround to the open Jet master solid fuel fire, plumbing for a washing machine and tumble dryer, underfloor electric heating and spotlighting. This room could be converted to provide another reception room to the house if required.

#### **SITTING ROOM** (south & west facing)

24'5 x 16'4 (7.45m x 4.98m)

A lovely room with double glazed aerial bay windows set in wood frames overlooking the gardens, contrasting wallpaper and emulsion decoration, oak skirting boards, elaborate cornicing, central ceiling rose, marble fireplace with coal burning effect gas fire and marble hearth, wall lighting, two central heating radiators, hand made carpeting with border detailing and wiring for a plasma screen TV.

#### **DINING ROOM** (south facing)

16'4 x 31'9 (4.97m x 9.67m)

The dining room incorporates two previous reception areas and makes a magnificent large entertaining area, with a table that will easily accommodate up to 20 people. The room enjoys window views overlooking the gardens and is tastefully decorated with wallpaper covering, cornice detailing, wall lighting, spotlighting to the ceiling, infra red alarm sensors, upright central heating radiators and glazed sliding doors connecting to the:

#### **GARDEN ROOM** (south facing)

17'8 x 12'11 (5.4m x 3.95m)

Enjoying super views over the gardens with double glazing set in wood frames and glazed double doors onto the terrace, herringbone oak wood flooring, wall lighting and central ceiling fan.



#### **STUDY** (front facing)

13'0 x 8'2 (3.96m x 2.5m)

A well equipped study with an excellent arrangement of office furniture finished in oak with fitted base and wall storage cupboards, study desk unit and modern upright radiator. One of the wall cupboards conceals the electric fuse boxes and circuit breaker controls for the house. The study also accommodates the TV monitor for the security system and cameras providing surveillance for the house.

From the study a door leads on to the:

#### **UTILITY & LAUNDRY ROOM** (front & rear facing)

9'4 x 16'0 (2.86m x 4.87m)

With circular stainless sink unit, fitted base and wall storage cupboards with worktop surfaces and space beneath for a washing machine and tumble dryer, fluorescent tube lighting, infra red alarm sensor, Worcester oil fired central heating boiler for central heating and domestic hot water, a panelled and glazed door leading to the front of the house, a door to a wine storage cupboard and a door leading through to the garage.

Returning to the reception hall the magnificent light oak handmade staircase leads up to the:

#### **FIRST FLOOR GALLERIED LANDING**

With arched glazed window to the front overlooking the gardens, cornicing and access into the roof void.



#### **MASTER BEDROOM** (south & east facing)

24'5 x 16'3 (7.44m x 4.96m)

Enjoying super views to the south and east, an extensive arrangement of light wood bedroom furniture, including hanging rail and storage shelving, bedside drawer units and dressing table, central heating radiator and spotlighting to the ceiling. A glazed door leads out to the external terrace with wrought iron balustrade surrounds, lighting and power supply.

#### **EN-SUITE BATHROOM**

Luxuriously appointed with Duravit contemporary suite comprising double bath with side mounted Grohe shower unit and built-in plasma screen TV, wash hand basin with storage space beneath and illuminated cabinets above, close coupled wc, two heated chrome towel rails, spotlighting to the ceiling, underfloor electric heating and marble and mosaic tiling to the walls and floors. Two steps lead up to a wet room area with his and hers showers with rainforest shower heads, Expelair units, spotlighting and concealed lighting.

#### **BEDROOM TWO** (east & north facing)

19'6 x 14'9 (5.96m x 4.51m)

Enjoying pleasant views over the gardens and terraces, contrasting wallpaper and emulsion decoration to the walls, two double panelled radiators and wall lighting.

#### **EN-SUITE BATHROOM**

With four piece suite comprising pedestal wash hand basin, close coupled wc, bidet unit, corner bath with handheld shower, opaque glazing to the window and double panelled radiator.

**BEDROOM THREE** (south facing)

16'4 x 12'0 (4.98m x 3.67m)

With double panelled radiator, TV aerial point, telephone point, infra red alarm sensor and built-in general store cupboard.

**EN-SUITE SHOWER ROOM**

With white four piece suite comprising his and hers pedestal wash hand basins, separate double shower cubicle with side jets and folding glazed screen door, close coupled wc, half wall height wood panelling, heated towel rail, spotlighting, shaver socket and Expelair unit.

**BEDROOM FOUR** (rear facing)

12'11 x 17'9 (3.94m x 5.41m)

Enjoying views to the south, pine exposed wood floor boarding, double and single built-in wardrobes with hanging rail and shelf storage space, wallpaper decoration, double panelled radiator and corner shelving.

**FAMILY BATHROOM**

With white four piece suite comprising corner panelled bath, close coupled wc, pedestal wash hand basin, corner shower cubicle with wet panelled walls and etched glass surround, spotlighting to the ceiling, central heating radiator and opaque glazing to the windows.

**EXTERNALLY**

Stonewell is situated in impressive gardens and grounds and includes a newly erected pillared entrance with electrically operated wrought iron gate leading into a tarmac drive and courtyard. The neatly presented lawn gardens have flower borders with mature laurel hedge boundaries and there is a curved stone wall to the western elevation.

**GARAGE**

16'11 x 46'8 (5.16m x 14.21m)

The garage narrows to the centre and then opens at the rear to provide a workshop area, with natural light from the Velux windows, fluorescent tube lighting and stainless steel sink unit with drainers.

At the rear of the workshop a door leads on to a:

**GAMES ROOM**

19'10 x 17'7 (6.05m x 5.37m)

With exposed roofing timbers, spotlighting, Velux double glazed window, glazed double doors onto the stone terrace and patio, ceramic tiled flooring, burglar alarm control panel and internal barbecue with exposed brick flue and raised up grill area with log store beneath.



From the games room a door leads on to a:

**WORKSHOP**

16'11 x 21'2 (5.16m x 6.45m)

With double doors leading out onto the terrace at the rear, Velux double glazed windows set into the roof pitch and a window overlooking the gardens, telephone point, power supply and lighting.

**ESTATE AGENTS NOTE**

The double garage has a workshop area at the rear which connects to the internal games room and a workshop. This area has recently been built under a pitched roof with Velux windows and shows obvious potential for conversion into independent accommodation. It would easily provide a one or two bedroomed apartment.

The principal gardens and grounds that surround the house extend to the southern and eastern elevation of the property.

The gardens and grounds extend to just over one acre. To the foreground of the house there is a lovely stone flagged terrace and patio and a stone outbuilding under a pitched tiled roof. The gardens extend to the southern and eastern elevation with superb open lawns, with beautiful patio terraces surrounding the foreground of the house. The flower borders are well stocked and there are rockery beds supported by beautiful flowers and shrubs.

The southern boundary of the property has recently benefited from the construction of brick pillared and wrought iron fence, which separates Stonewell from its neighbouring property. The boundary wall is mature and the recently planted conifer hedge gives privacy and screening to both houses.

Stonewell is surrounded by closed circuit TV surveillance cameras, halogen lighting and external power supply. The gardens also accommodate a 4,000 litre gas tank.

**SERVICES**

The property has mains electric and water services.

**AGENTS NOTE**

The private road which leads from the adopted road has joint maintenance shared between three people, of which Stonewell is one of them.

**TENURE**

Freehold.

**FLOOD RISK**

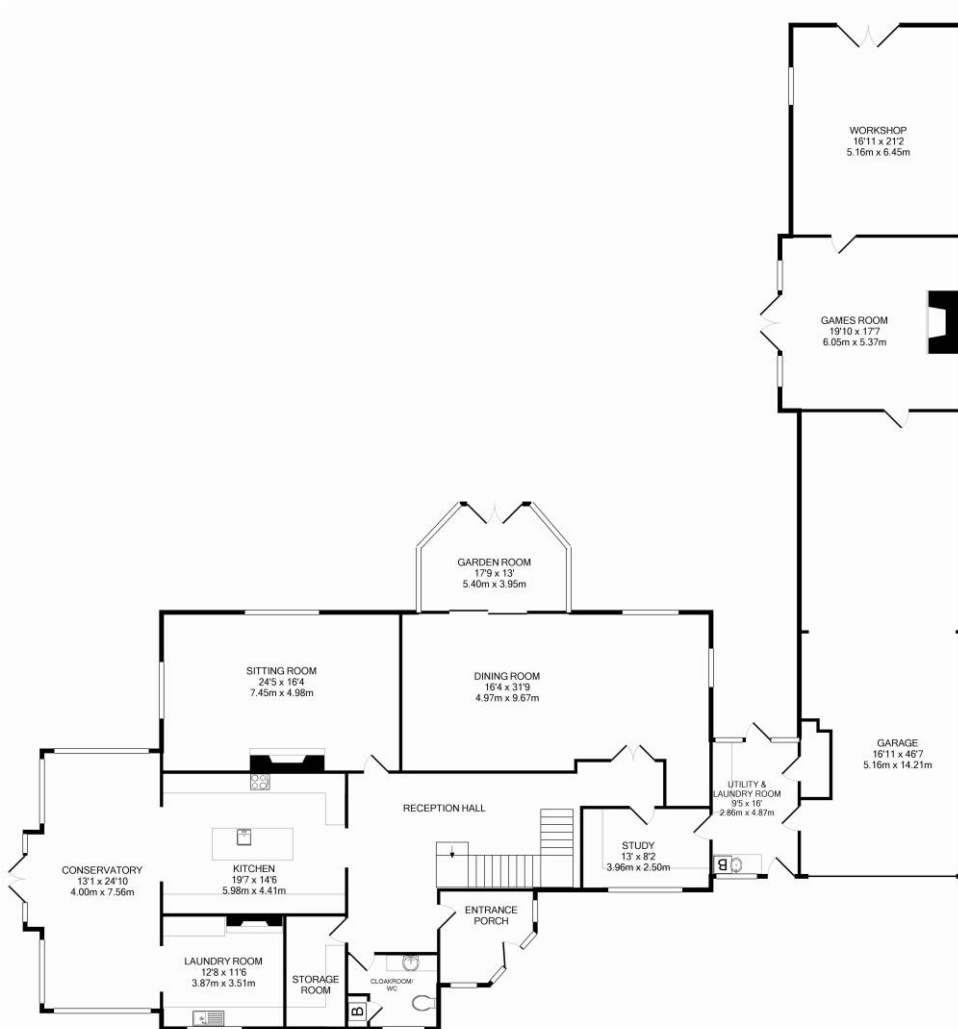
Please see website [www.environment-agency.co.uk](http://www.environment-agency.co.uk)

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**ENERGY PERFORMANCE RATING:**

Grade: F



GROUND FLOOR



1ST FLOOR

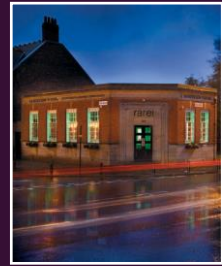
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