

# BRUNTON

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## RESIDENTIAL

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## High Stanners

Morpeth, NE61 1QL

DETACHED HOME - LARGE ACCOMMODATION - RIVER VIEWS

Brunton Residential are delighted to offer for sale this detached home located just off the River Wansbeck in Morpeth. This unique home offers spacious living and is positioned on the banks of the river and is within walking distance of Morpeth town centre.

**Offers Over £595,000**

# Woodlea High Stanners

Morpeth, NE61 1QL



Welcome to this iconic three bedroom, three reception room landmark home located in the heart of Morpeth town centre. This magnificent property is situated right next to the beautiful River Wansbeck and is one of the most recognizable homes in the area. This property is truly a one-of-a-kind opportunity for those seeking a unique and spacious home with an unbeatable location.

As you enter the home, you are greeted by an open and airy porch area that leads you to the first of three spacious reception rooms as well as the kitchen. The kitchen is fully fitted with a range of wall and floor units with granite work surfaces, there are fitted appliances and a large centre island. The first reception room boasts stunning views of the River Wansbeck via a large walk in bay window, making it the perfect place to relax and unwind. The second reception room is ideal for dining or entertaining guests, it is accessed from the kitchen and also offers an access point to the garage and side driveway. The third reception room is currently being used as a music room but could make for a great home office or study.

The property comprises of three bedrooms, all of which are well-proportioned and offer plenty of natural light. The spacious master bedroom features two windows both with breathtaking views of the river. The three bedrooms are actually of equal size and are serviced by a large family bathroom, the bathroom is of very high standard and offers a feature bath tub, walk in shower along with 'his & hers' sinks.

Outside, the property boasts a fantastic plot with a large and well-manicured garden. This garden is perfect for entertaining and enjoying the beautiful views of the River Wansbeck.

## ON THE GROUND FLOOR

### Porch

5'10" x 8'5" (1.79m x 2.57m)

### Hallway

15'1" x 6'5" (4.60m x 1.96m)

### Kitchen

15'5" x 15'1" (4.70m x 4.60m)

### Dining Room

15'1" x 11'10" (4.60m x 3.60m)

### Lounge

15'5" x 15'1" (4.70m x 4.60m)

## Sitting Room

15'1" x 11'1" (4.60m x 3.39m)

## WC

## ON THE FIRST FLOOR

### Landing

### Bedroom

15'1" x 15'9" (4.60m x 4.80m)

### Bedroom

15'1" x 11'7" (4.60m x 3.54m)

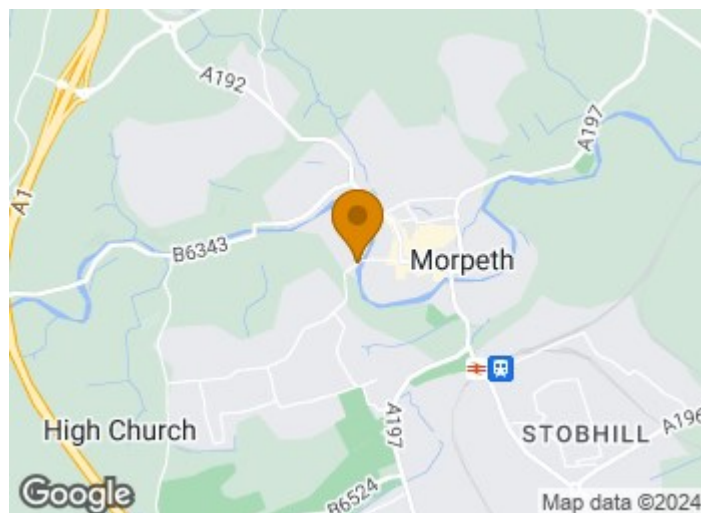
### Bedroom

15'5" x 14'11" (4.70m x 4.55m)

## Bathroom

15'1" x 11'10" (4.60m x 3.60m)

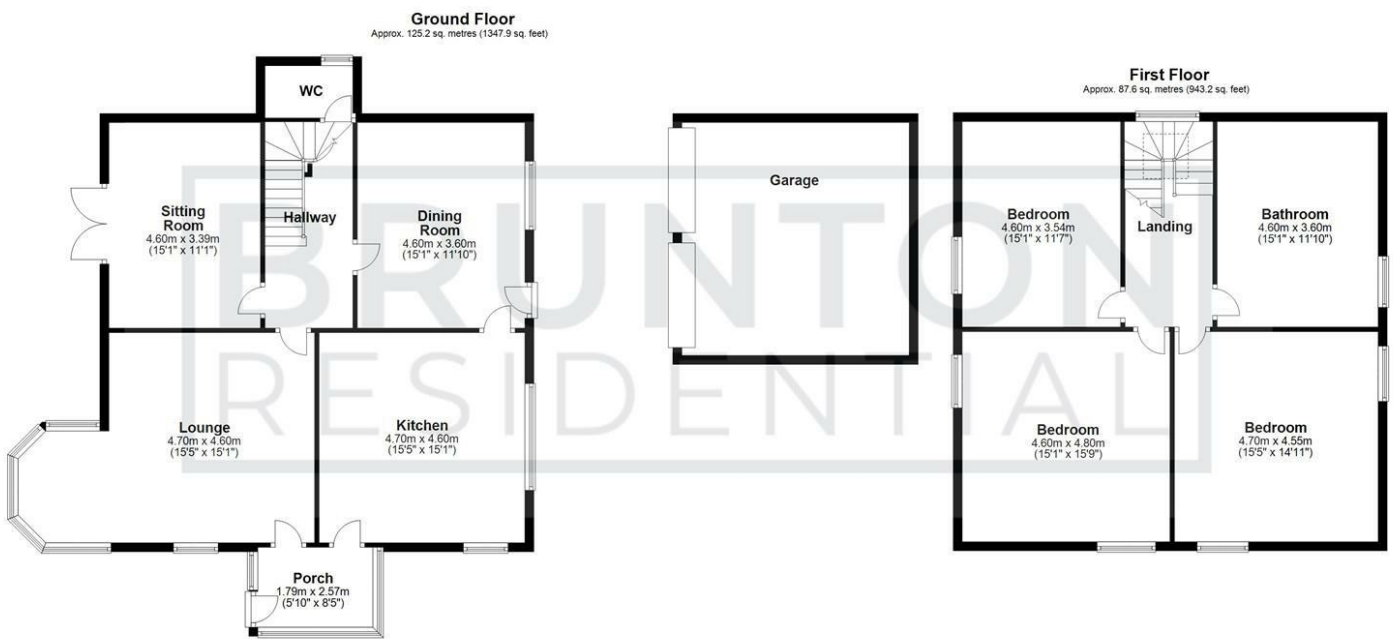
## Disclaimer



- DETACHED HOME
- WRAP AROUND GARDENS
- RIVER VIEWS
- PICTURESQUE LOCATION
- VERY LARGE ROOMS
- DOUBLE GARAGE WITH AMPLE PARKING



# Floor Plan



Total area: approx. 212.8 sq. metres (2291.1 sq. feet)  
 All measurements are approximate and are for illustration only.  
 Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>80</b>				
			<b>57</b>				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	