

BRUNTON
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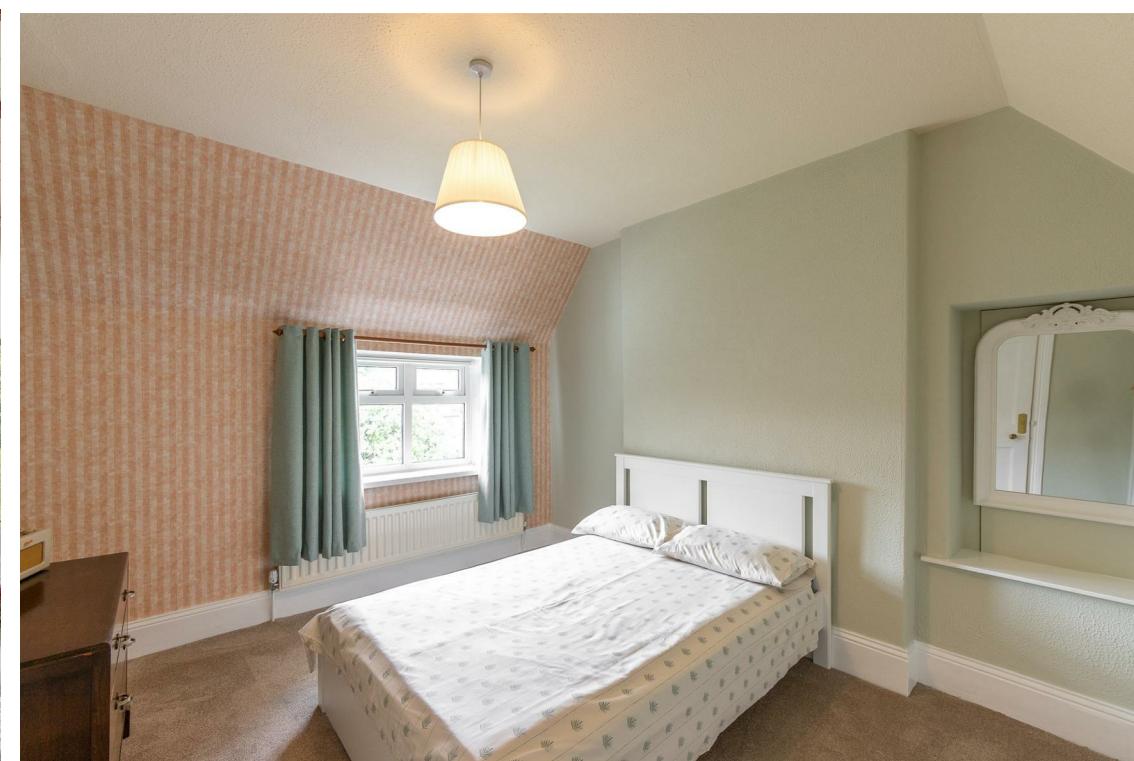


GAS HOUSE LANE, MORPETH, NE61
Offers In Excess Of £550,000

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Substantial Detached Victorian Family Home Situated within The Beating Heart of Morpeth & Boasting Nearly 2,000 Sq ft of Internal Space with an Extensive Garden Site which Extends to Approximately 0.5 Acres, Two Great Reception Rooms plus Conservatory, Re-Fitted Kitchen/Breakfast Room, Utility Room, Ground Floor Study, Four Double Bedrooms, Family Shower Room plus Separate Shower Room, Extensive South Facing Gardens, Multi-car Driveway, Integral Garage & No Onward Chain!

Summerfield House provides a superb and detached period residence which is perfectly positioned on Gas House Lane, Morpeth. Gas House Lane, which is perfectly placed just off from Damside and Bridge Street, provides direct access by foot into the historic and desirable market town of Morpeth, with its excellent array of shops, cafes, restaurants and amenities.

The property itself has been in the ownership of the current family for over 50 years and is located only a short walk from The River Wansbeck and is within catchment areas for outstanding local schooling.

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Upon entering, you're welcomed into an entrance vestibule which leads into an inner hallway. From here, on the right, you'll find a well-equipped kitchen fitted with a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, stone worktop surfaces, tiled flooring, and a front aspect window. There is also space for additional appliances. The kitchen leads into a utility room, which provides external access to the rear of the property, as well as access into a WC and the integral garage.

The hallway also provides access to two reception rooms. One is currently used as a dining room, complete with wood effect flooring and a rear aspect window, while the other is a spacious lounge featuring a fireplace, access to a versatile office space, and doors leading into the conservatory at the rear. The conservatory also has doors opening out to the rear garden.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms and two shower rooms.

Externally, to the front of the property is a driveway offering off-street parking for multiple vehicles. To the rear is a generous lawned garden, which is both private and well stocked with a variety of mature plants, trees, and shrubs, as well as a raised patio seating area.



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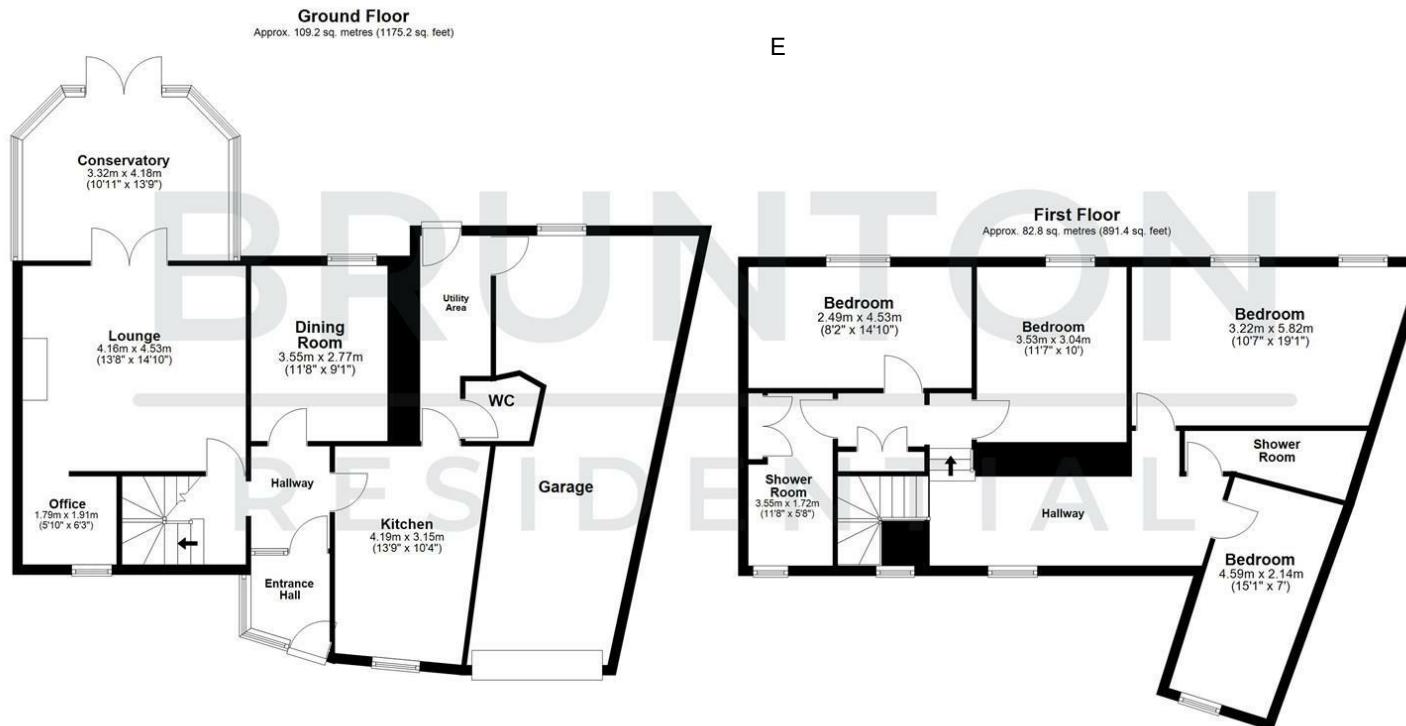
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING : E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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