

# BRUNTON

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## RESIDENTIAL



**HEPSCOTT, MORPETH, NE61**

Offers Over £895,000

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Delightful & Stone Built Victorian Detached Family Home, Boasting Over 3,000 Sq ft of Internal Accommodation, with Three Great Reception Rooms, Impressive Open Plan Kitchen/Dining & Family Space, 25ft Orangery, Four Good Sized Double Bedrooms, Re-Fitted Shower Room plus Separate Bathroom, Multi-Car Driveway, Detached Double Garage & Beautiful Landscaped Grounds & Gardens which Extend to Approx 0.65 Acres with Private Tennis Court & Superb South West Facing Entertaining Terrace.

Westfield provides a delightful and extensive, stone-built detached family home, which is perfectly positioned and is tucked away within the prestigious village of Hepscott, Northumberland. The original part of the house was thought to have been originally constructed in the mid-19th century, and the property retains some original features of the period, including stone-mullion windows and an original fireplace. The property was sympathetically extended by the previous owners and modernised by the current owners to offer spacious and contemporary living throughout.

The property features a spacious and versatile layout, which is ideal for family living. The ground floor includes two generous reception rooms, a family room, and an impressive open-plan kitchen, dining, and family area complete with a shared wood-burning stove, granite work surfaces, and access to the orangery. The first floor hosts four well-proportioned double bedrooms, including a principal bedroom with a separate shower room, and a stylish re-fitted family bathroom. The property further benefits from a detached double garage, ample off-street parking, and extensive landscaped gardens.

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The internal accommodation comprises: Entrance hallway with a ground-floor guest cloakroom/WC. To the left of the hallway, the original part of the house offers two generous reception rooms, both well-appointed with views over the side and front gardens. One of these reception rooms, to the left, is currently used as a living room featuring a newly fitted wood-burning stove, while the other, to the right, serves as a spacious home office/study with an original period fireplace.

The central hallway continues through to a family room with access to a utility space. This room opens into an impressive open-plan kitchen, dining, and family area, extended by the previous occupants. This exceptional space features a shared wood-burning stove, granite work surfaces, integrated appliances, underfloor heating, and access to the orangery - also added by the previous owners - which enjoys French doors leading out to the rear terrace and gardens.

To the first floor, the landing provides access to four well-proportioned double bedrooms. The landing also leads to a contemporary re-fitted shower room, which is mostly tiled, and the remaining bedrooms are served by a family bathroom with a three-piece suite.

Externally, the grounds of Westfield extend to approximately 0.65 acres, and include extensive lawned gardens, mature planted borders, and a large sandstone terrace, which is ideal for outdoor entertaining. The property is accessed via a shared private lane, owned by Westfield, leading to a gravel driveway providing ample hard-standing for multiple vehicles and access to a detached double garage.

Steps lead to a renewed full-size tennis court, currently set out as a pickleball court. A timber store, formerly used as dog kennels, now provides additional garden storage. The gardens wrap around the property to a secondary enclosed terrace before returning to the garage and driveway. The driveway also provides a recently fitted electronic car charging port which is located adjacent to the garage.

Located within the peaceful village of Hepscott, the property enjoys direct access into the desirable market town of Morpeth, with its wide range of shops, cafes, restaurants, and outstanding schooling. Around a 20-minute drive will take you to the beautiful Northumberland coast and stunning beaches. Newcastle City Centre is placed just 14 miles to the south with further cultural activities and independent schooling options.

Westfield is situated in the Northumberland countryside, while benefitting from a range of local amenities and convenient transport links including the A1 and nearby Morpeth railway station which provides fast and direct links to Newcastle, London and Edinburgh.

Well presented throughout, this excellent and substantial family home simply demands an early inspection and viewings are strongly advised.



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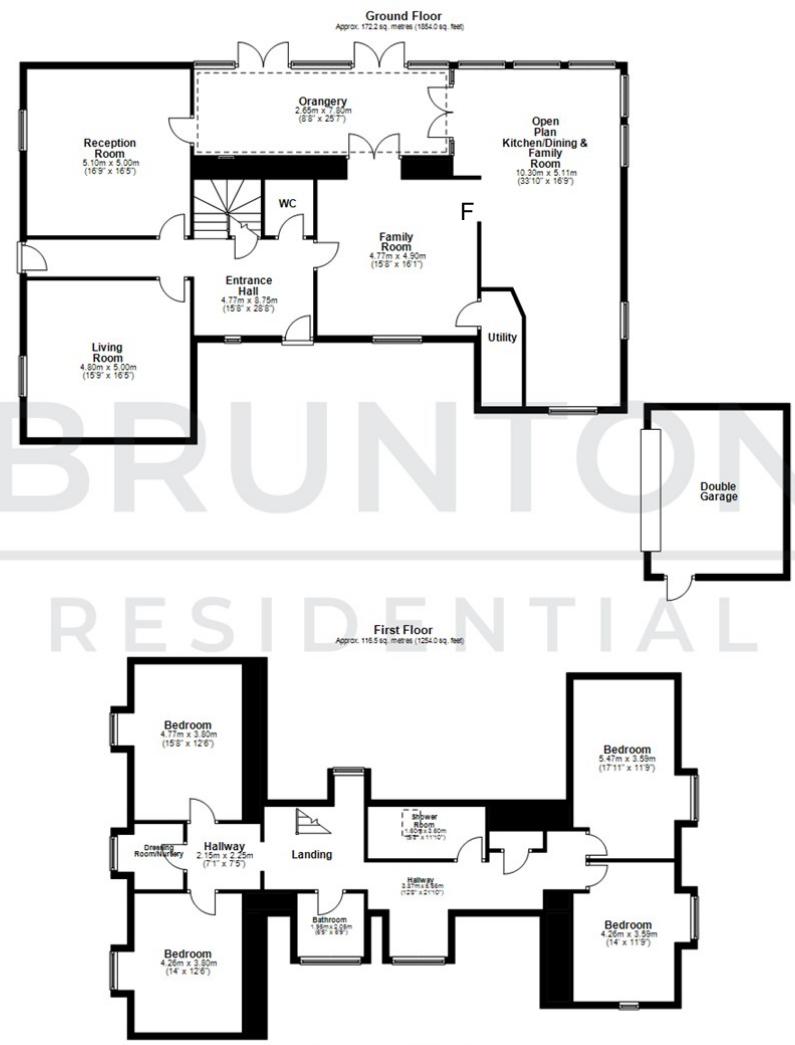
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		