

South Fields

TRANWELL WOODS | MORPETH | NORTHUMBERLAND



FINEST
PROPERTIES



An exceptional country house situated in a private
position with extensive leisure facilities

Morpeth 3.7 miles | Ponteland 7.0 miles | Newcastle International Airport 8.9 miles
Newcastle City Centre 16.6 miles | Alnwick 21.5 miles





Accommodation in Brief

Ground Floor

Vestibule | Comms Room | WC | Reception Hall | Study | Formal Lounge
Kitchen/Dining Room | Rear Porch | Garden Room | Leisure Suite
Steam Room | Shower Room | WC

First Floor

Landing | Principal Bedroom Suite | Balcony | Dressing Room | En-suite
Bathroom | Two Further Bedrooms with En-Suite | Bedroom | Bathroom

Second Floor

Games Room/Bar

Externally

Double Garage







The Property

Set within the highly sought-after Tranwell Woods, Morpeth, South Fields is a substantial and modern detached house offering close to 7,000 sq.ft of luxurious living space. This remarkable property is situated on a generous plot and enjoys stunning open aspect views over the surrounding greenery. The property benefits from a peaceful, private position while being just a short drive from the buzzing market town of Morpeth.

Upon entering South Fields, you are greeted by an impressive stone-pillared entrance with electronically operated gates and a secure entry-phone system. The large, gravelled driveway, featuring decorative lighting, leads to a detached double garage with electronically operated doors and ample storage.

The grand entrance portico, constructed from stone, leads into a vestibule/lobby with access to a ground floor cloakroom with WC and a comms room. Double doors open into the principal reception hall, which features an impressive solid oak, handmade gullwing staircase with a galleried landing, filling the space with natural light. The hall, with its spacious proportions and tiled flooring, includes two useful storage cupboards at the rear, ideal for cloaks.

To the front of the hall, a dual-purpose study/playroom offers a versatile space, while to the rear, the right side connects to a formal lounge. This spacious room features a modern fireplace with an integrated plasma screen TV above, a tasteful cocktail bar, and a window overlooking the leisure suite. On the opposite side of the entrance hall, double doors open into the open-plan living and dining area. The dining room at the front of the house leads to a bespoke kitchen, fitted by local craftsmen with cream and walnut cabinetry, granite worktops, and a glazed breakfast bar. The kitchen includes top-of-the-range integrated appliances and leads to a utility room and rear entrance.

From the dining area, a large archway connects to the magnificent family/ garden room, a light-filled space with a picture window offering open views to the south. A large double sided wood burning fire with a decorative tiled surround divides the kitchen and family room.

Double doors from the kitchen lead to the leisure wing and swimming pool area, featuring a large swimming pool with an electrically operated thermal cover, a circular Jacuzzi, and lighting. The pool area includes a shower room with a separate WC and a steam room.

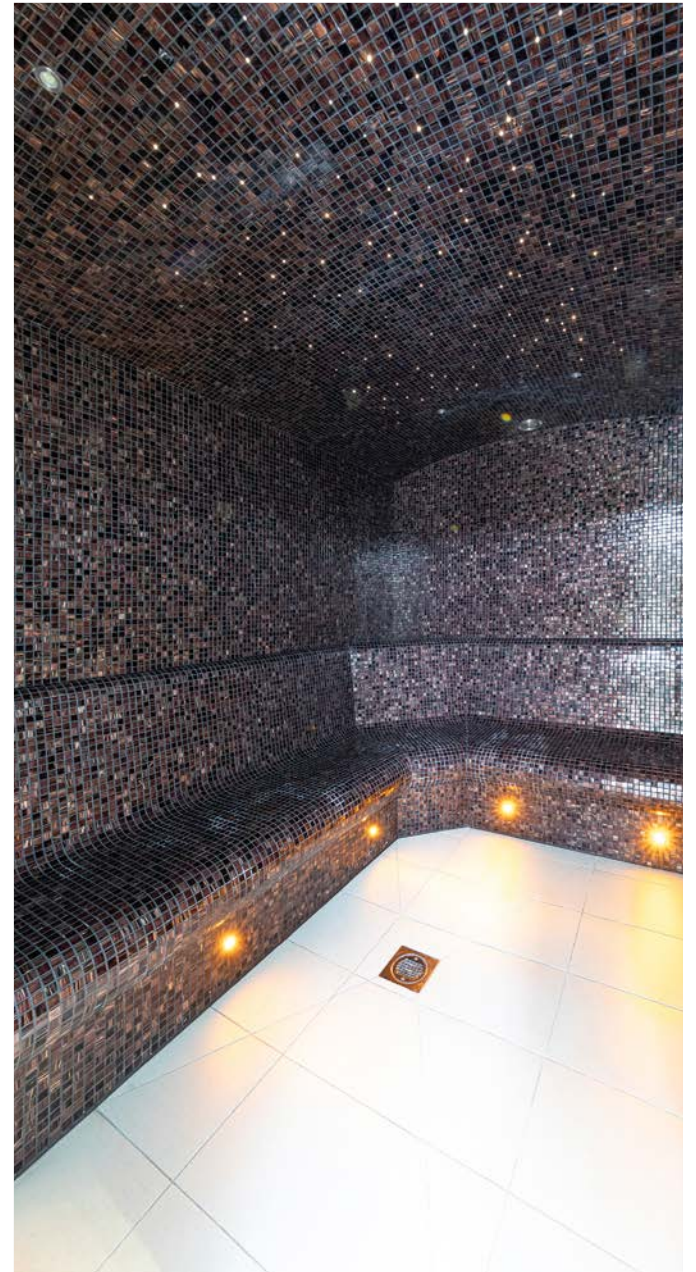
The galleried first-floor landing leads to four double bedroom suites. The principal suite in the south-western wing includes a large double bedroom, a luxurious walnut walk-in dressing area with His & Her's wardrobes, and a significant en-suite bathroom with a freestanding bath and dual His & Her shower wet rooms. French doors open to a private south-facing balcony.

Three further double bedrooms on the first floor each feature their own en-suite shower rooms or share access to a family bathroom/WC with modern fittings. A spiral staircase leads to the second floor, currently used as a games room and cinema area, with Velux windows and a cocktail bar.

South Fields benefits from oil fired central heating with underfloor heating to the entire ground and first floor, as well as excellent thermal insulation.

















Externally

Externally, well-kept gardens include fabulous patios, terraces, and lawned areas, all offering stunning southern views.





Local Information

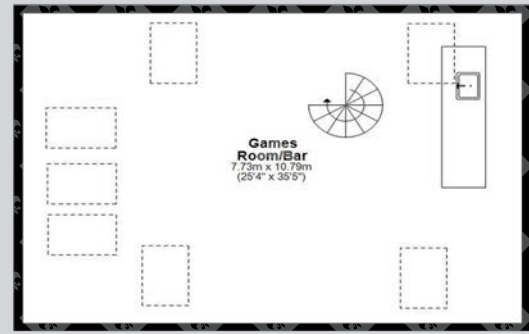
The small hamlet of Tranwell is ideally situated close to the historic market town of Morpeth, with its picturesque riverside promenade and shopping facilities including supermarkets, a range of restaurants and bars, together with professional, health and leisure facilities. Newcastle, which is also very accessible, provides a comprehensive range of professional services and hospitals as well as cultural, recreational and shopping facilities.

Morpeth railway station provides direct access to regional centres to the north and south and Newcastle International Airport is with easy reach, ideal for commuting.



The surrounding area has a wealth of opportunities for the recreational enthusiast, with excellent golf courses and horse riding facilities to be found locally. Easy access is available to the spectacular Northumberland Coastline with its sandy beaches, secluded coves and dramatic castles. Wildlife abounds and there are well-marked coastal and country paths for all levels of walkers, along with a wealth of little teashops providing good home baking when the walking is finished.

Floor Plans



Total area: approx. 684.4 sq. metres (7366.5 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and serviced by a sewerage treatment plant. Oil fired central heating and excellent thermal insulation.

A large 3500L oil tank is situated in the back corner of garden.

Postcode

NE61 6AQ

Council Tax

Band H

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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SOUTH
FIELDS
FRANKWELL
WOODS





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