



Priorsgate House Brinkburn, Longframlington, Morpeth, Northumberland

STRUTT & PARKER

Priorsgate House

Brinkburn, Longframlington,
Morpeth, Northumberland
NE65 8HZ

A magnificent country
residence set on the banks
of the River Coquet with
commanding views over the
surrounding countryside

Rothbury 3.9 miles Morpeth 11.5 miles,
Alnwick 14.4 miles,
Newcastle upon Tyne 27.5 miles

Reception hall | Sitting room | Drawing room
Dining room | Library | Conservatory | Kitchen
Utility room | Pantry | Downstairs cloakroom
Store room/ butler's pantry | Strong room
Old servants hall | Lift | 2 staircases
6 bedrooms | 3 bathrooms (1 en suite)
Steam room | Attic rooms with the potential for
conversion into a self-contained flat
Enclosed courtyard with stone outbuildings
Detached garage | Parking | Extensive gardens
Paddock | 2 barns | Fishing rights

EPC Band D

About 10.47 acres





The Property

This outstanding residence is believed to have been built around 1906 by a branch of the Fenwick family.

The house itself was designed to make the most of natural light with the three main reception rooms and the principal bedrooms facing to the south or west.

The remaining rooms enjoy borrowed light through the clever use of generous glazed doors, fan lights and skylights.

Most of the original period details are still evident throughout the property, including oak-parquet flooring and floorboards, deep skirtings and shuttered sash windows.

Where necessary the current owners have carefully restored the property with the utmost attention to detail.

A bespoke carpet enhances the solid-oak Arts and Crafts staircase and fireplaces reminiscent of the period have been reinstated in the downstairs living rooms.

Even the kitchen with its oil-fired AGA and Chinese slate tiles was designed to ensure that the curved base units echo the original dresser which is still in situ.

Upstairs there are four very generous double bedrooms, including the master suite which is comprised of a spacious bedroom, a dressing room and a modern bathroom. There are also two single rooms, a family bathroom and a dedicated steam room.

On the second floor, the large attic space currently provides an occasional sleeping space which is served by a shower room. However, the potential exists for conversion into a self-contained flat.





Outside

The house is surrounded by beautifully presented gardens which sit behind two sets of pillared sandstone gate posts.

The principal gardens are south-facing and benefit from a large sun terrace, well-planted borders and steps leading down to a tennis/croquet lawn.

Other key elements include a water garden with summer house which rotates to maximise the available sun, an orchard, a productive vegetable garden with greenhouse, a wild-flower meadow, a treehouse and a children's play area.

There is also a grass paddock which leads to the northern bank of the River Coquet, on which the property has fishing rights for approximately 300 yards.

Across the stone courtyard adjoining the house, six stone outbuildings provide plenty of storage.

Other outbuildings include a detached double garage fitted with solar PV panels and two modern agricultural barns.

Location

Priorsgate House is situated near the market town of Rothbury which has a range of amenities and local shops. However, the property also provides easy access to the thriving town of Morpeth.

The mainline station at Alnmouth provides regular Intercity train services to Newcastle, Edinburgh and London King's Cross.

Professional standards do not allow journey times to be used as marketing features since they are variable however it would be fair to draw a near equal comparison for commuting to Newcastle from Priorsgate House as it might take from say Hexham or Corbridge in the Tyne Valley.

General

Local Authorities: Northumberland County Council, County Hall, Morpeth NE61 2EF.
Telephone: 0845 600 6400.

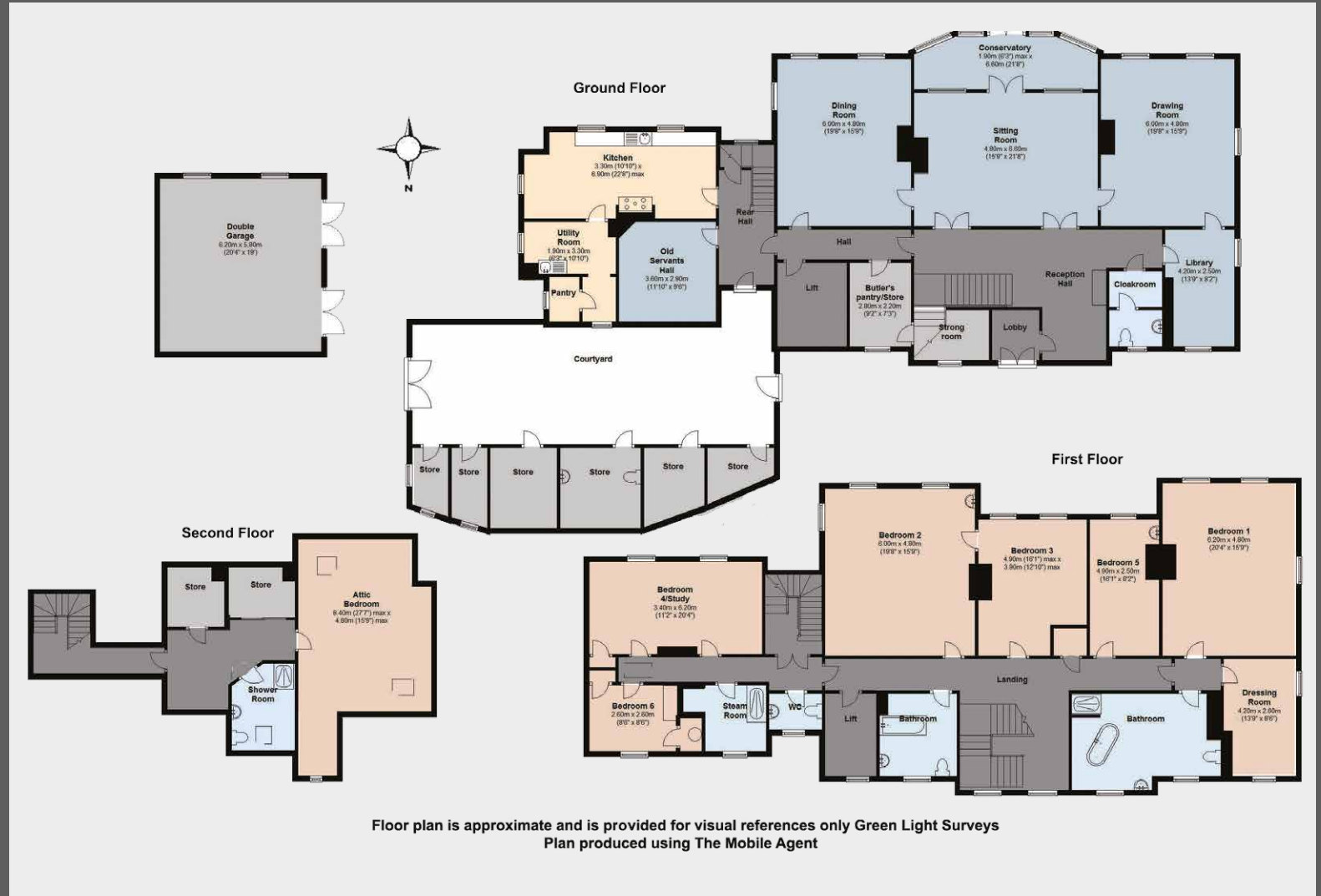
Services: Mains electricity. Mains water via a private supply network. Oil fired heating. Drainage via a private system.

Directions

Priorsgate House is located on the B6344 approximately 11.5 miles north west of Morpeth. Entrance is via impressive pillared stone gate posts.







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