



Morwick Hall Warkworth, Northumberland

STRUTT & PARKER



Morwick Hall

Warkworth, Northumberland,
NE65 9DG

A classic late Georgian house
in a parkland setting with
delightful gardens close to
the coast

Warkworth 2 miles, Alnmouth Train Station 6
miles, Alnwick 9 miles, Newcastle upon Tyne 30
miles, Newcastle International Airport 30 miles

Extensive ground floor accommodation
including four formal reception rooms |
Music room

Substantial kitchen with doors to walled garden
and eastern elevation | Domestic offices

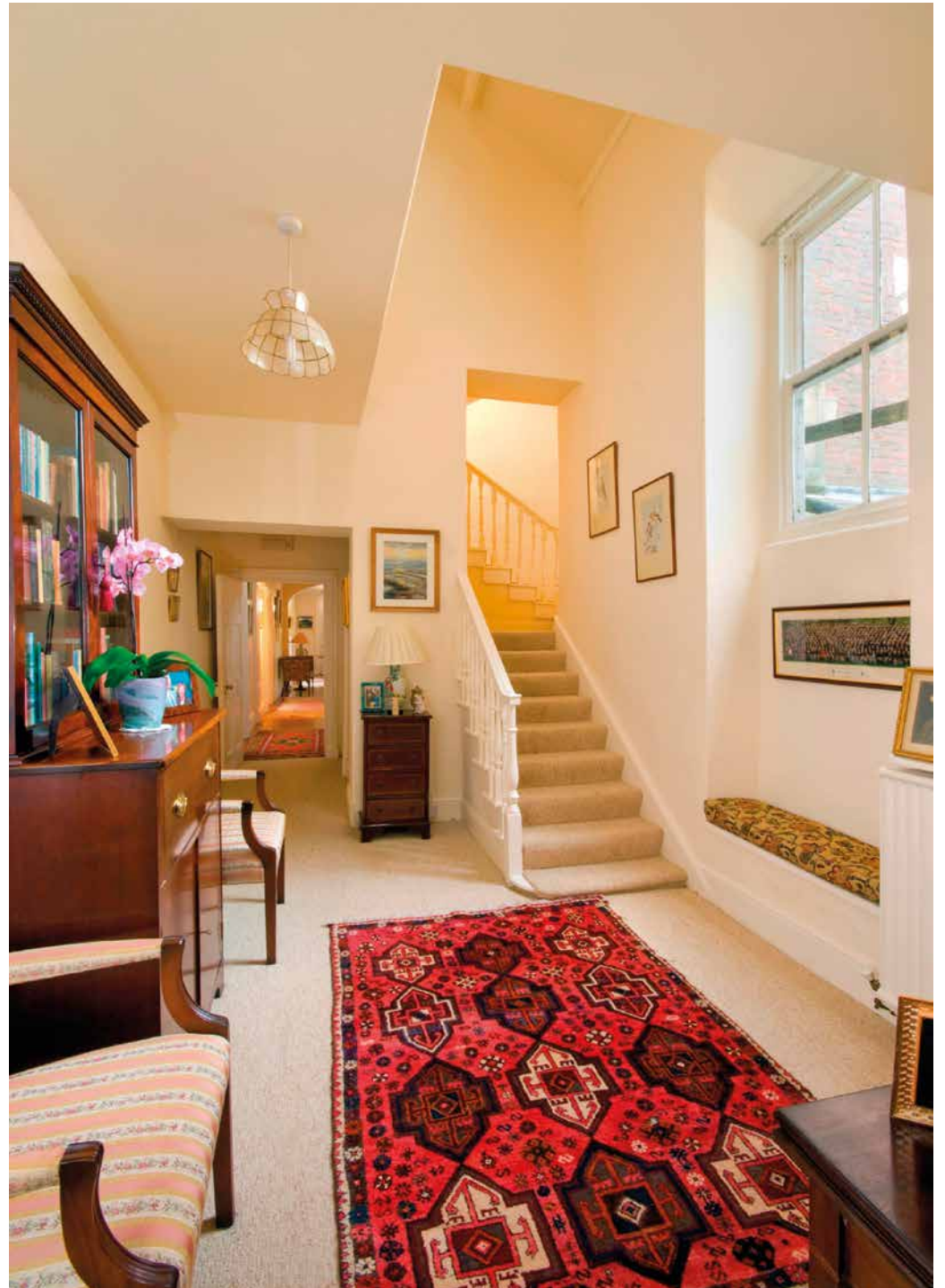
7 bedrooms | 3 bathroom facilities (1 ensuite) |
Cellar

Pretty courtyard formed by stables and coach
house with arched access | Delightful gardens
in a mixture of formal and informal layout
including impressive topiary | Ha ha | Parkland

Long tree lined driveway and excellent sense
of arrival

About 10 acres





The property

Morwick Hall was built in the early 1700's of ballast brick and was extended in the late Georgian era to enlarge the house. The Hall combines unrivalled privacy and enviable accessibility.

It is accessed from the country lane via stone entrance gate piers which lead to the recently resurfaced driveway. The driveway sweeps round the southern perimeter of the grounds and park providing a glimpse of the property at its best.

The driveway culminates at a gravel turning and parking area with access direct to the front door.

The courtyard access to the north of the house is used most frequently by the family and friends.

The free flowing ground floor rooms include the reception hall, drawing room, dining room, library, morning room and family kitchen. The music room is conveniently off the half landing and there are various useful stores and a first floor games room adjoining the rear of the property.

Built in the late 18th century, the peaceful south facing library features an impressive fireplace and seated bay window. This flows in to a stylish dining room which looks out across

the parkland. Over 20' long, this is an ideal entertaining space.

The drawing room and morning room adjoin one another and afford the owners charming and manageable space. The drawing room has a classic Georgian marble fireplace, excellent views and the morning room features a Victorian wooden fire surround and French doors leading to the walled garden.

The 20' kitchen/breakfast room is at the heart of the property. It is a characterful room with the old meat hooks still in the high ceiling, a 4

oven AGA, ceiling mounted clothes drier and a dumbwaiter. There are doors to the walled garden on the eastern elevation.

The basement provides excellent useable space which complements the property brilliantly and incorporates traditional wine cellars and general stores.

The first floor has 7 bedrooms and 3 bathroom facilities. This includes a master suite with dressing room and en-suite bathroom in the south eastern corner of the house offering views across the walled garden and parkland.





History

Morwick Hall is a beautiful Grade II listed Georgian house. Built in the 1700's by the Grey family of Howick, Morwick Hall has undergone significant extension most notably in the late 18th and early 19th century prior to the death of John Grey. The property left the Grey family in the 1850's when it was acquired by the former High Sheriff of Northumberland, William Linskill.

The property was purchased by the current owners in 1991 who have carried out a sympathetic schedule of refurbishment works which has brought the property to its current standard.

Location

Morwick Hall is superbly located in a private position yet with easy access to

amenities, facilities and the nearby Northumbrian Heritage Coastline.

Warkworth, the closest village, caters for everyday needs with a range of shops, public houses, restaurants and a post office.

The location allows easy access to the many fine beaches along the Heritage Coast, Druridge Bay Country Park as well as many of Northumberland castles (Warkworth Castle being approximately 3 miles) and the Northumberland National Parks.

The coastal town of Amble (3 miles) and the historic market towns of Alnwick (9 miles) and Morpeth (13 miles) offer a good range of local shops, schools and other amenities.

The A1 trunk road provides easy access to both Newcastle and Edinburgh. Inter-city rail services are available at Alnmouth (6 miles), offering direct services to Edinburgh to the north and London Kings Cross to the south. Newcastle Airport is about 30 miles.

Links golf courses at Foxton and Alnmouth and fishing opportunities on the renowned River Tweed and River Coquet; and sea fishing abound.

Outbuildings

A charming cobbled courtyard lies to the north of the house and is formed by the pretty grade II listed stable block and other outbuildings. These outbuildings are a significant attribute to the house and provide a wealth of alternative

uses (subject to necessary planning consents). The courtyard is used daily by the family and provides additional privacy to the Hall. With space for parking, the outbuildings have been carefully preserved.

Outside

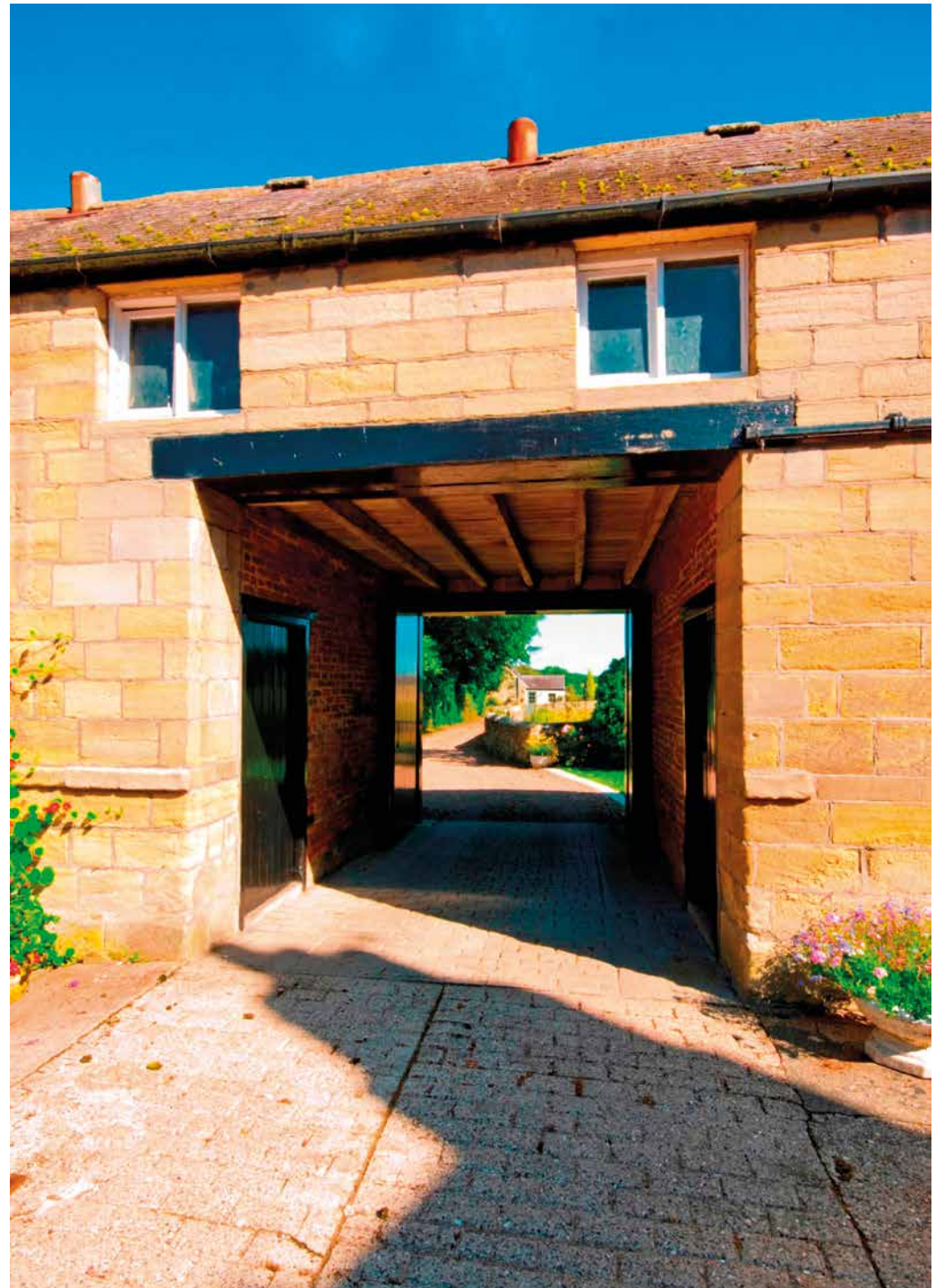
The gardens offer a wealth of variety with the magnificent walled garden including a lily pond, formal south facing lawns, Ha Ha and parkland beyond the boundaries.

In all there are about 10 acres which is made up of some woodland, the park, and extensive landscaped gardens. The woodland along the south and eastern perimeter makes this the ideal space for an intensely private family.



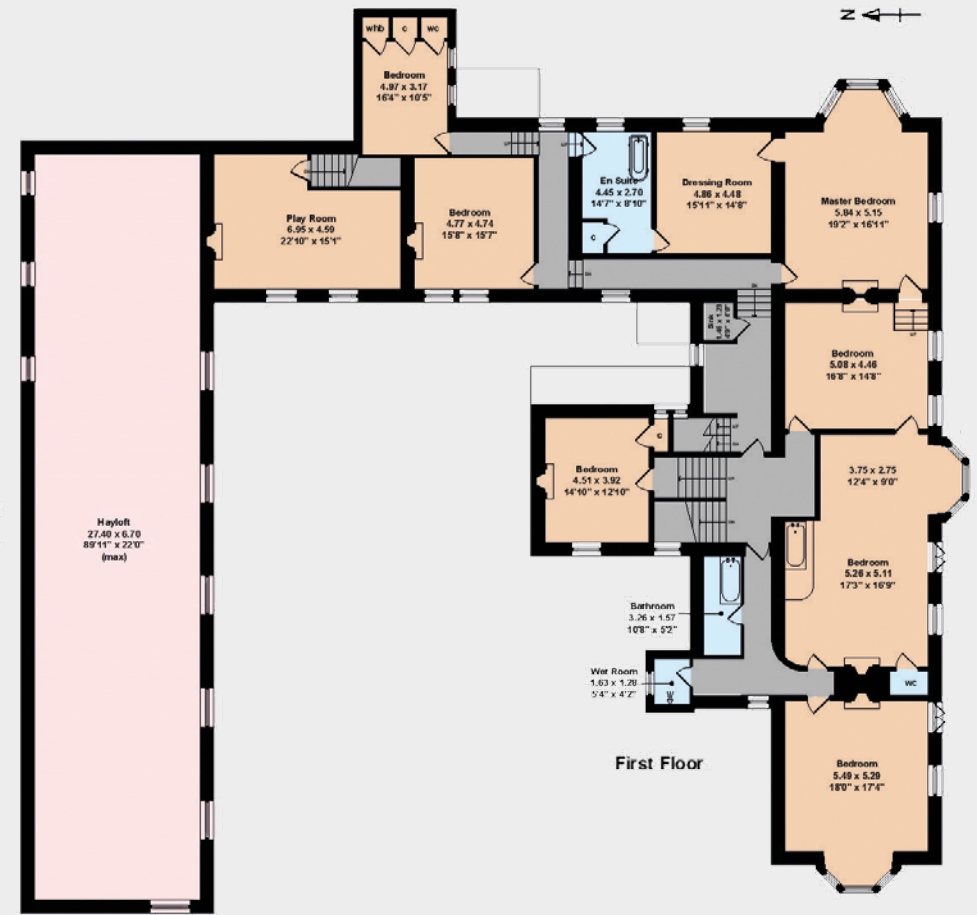
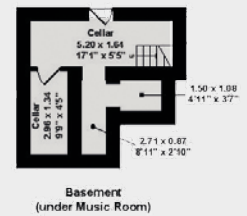
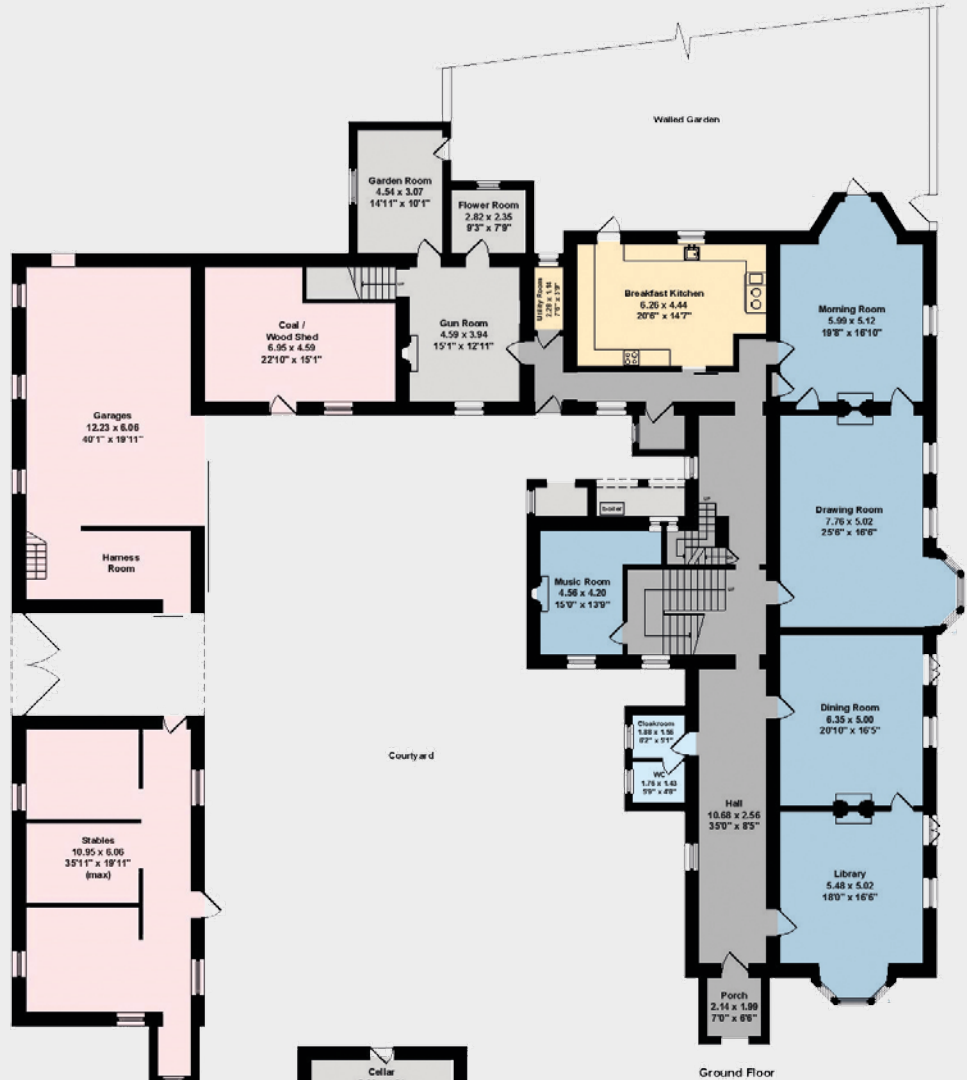






Morwick Hall Acklington, Morpeth, NE65 9DG

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General

Services: Morwick Hall is connected to mains electricity and water. There is private drainage via septic tank. Oil fired central heating.

Tenure: Freehold with vacant possession upon completion.

Fixtures and fittings: Only fixtures and fittings specifically mentioned in the particulars are included in the sale, otherwise any garden ornaments, light fittings, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

Wayleaves, easements and rights of way:

The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Directions

Turn east off the A1 at the signposted for Felton, Thirston and Warkworth Castle. Proceed towards Felton village. Turn right on to the B6345 towards Warkworth and Acklington. Follow the road through West and East Thirston, past Acklington mart and into Acklington village. Turn left onto Morwick Road and continue for a further 1½ miles, passing the Morwick Farm. The pillared gateway and tarmacadam driveway are on your left hand side.

Morpeth

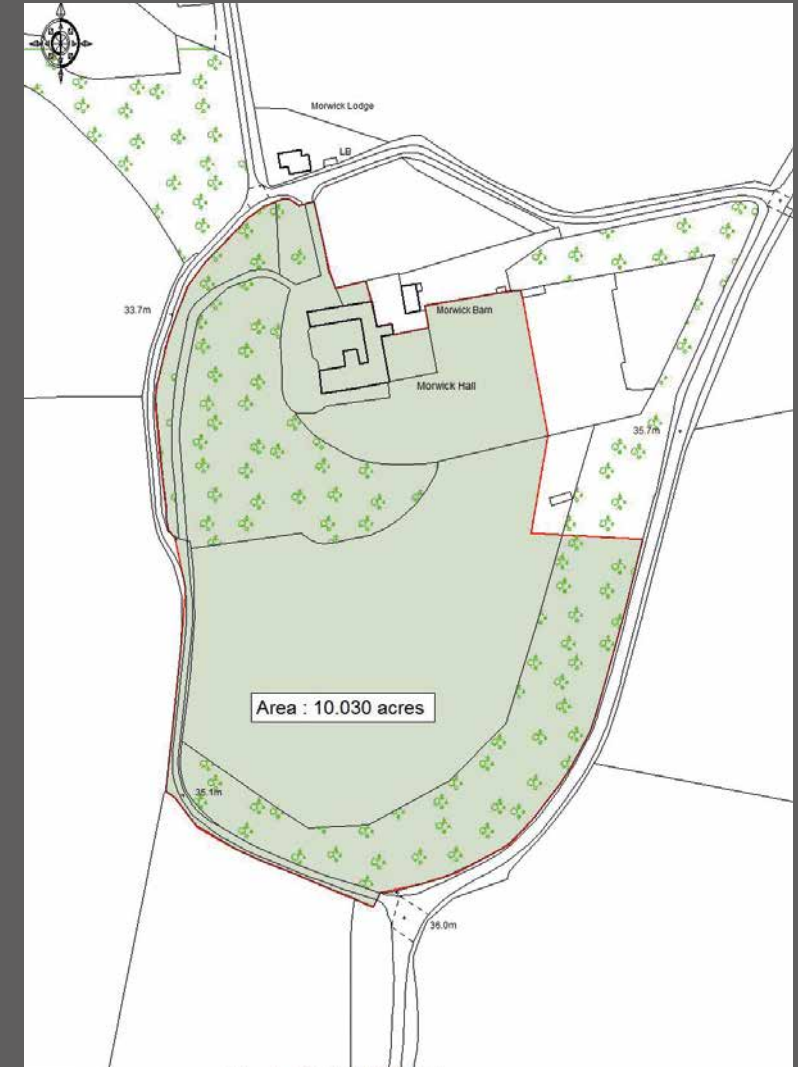
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