



Hill Head House Whalton, Morpeth, Northumberland

STRUTT & PARKER

Hill Head House

Whalton, Morpeth,
Northumberland NE61 3YH.

A substantial family home located close to both a quiet rural village and popular market town.

Morpeth 5.5 miles, Ponteland 9 miles,
Newcastle upon Tyne 19 miles.

Entrance porch | Reception hall | Drawing room
Sitting room with formal dining area | Breakfasting
kitchen | Play room | Utility room | Downstairs
cloakroom | Office | 5 Bedrooms | 4 Bathrooms
(3 en suite) | Garden | Parking | Large general
purpose shed | Gated access with colour
videophone entry

EPC Band D

About 0.84 acre

The property

Originally constructed in 1908, this Edwardian house has been greatly extended by the current owners to provide a generously proportioned and comfortable family home. Every care has been taken to remain true to the property's heritage and the quality of presentation is of the highest standard.

Engineered-oak flooring and limestone tiles with underfloor heating have been used throughout the downstairs accommodation, while reclaimed pitch-pine doors and traditional timber double-glazed sliding sash windows provide pleasing period charm.

The beautifully light drawing room with its double-aspect views and pretty window seat is situated in part of the original house. This cosy room has a multi-fuel stove set within a sandstone fireplace to provide a welcoming focal point.

The spacious and well-thought-out breakfasting kitchen is the hub of this home. It is fitted with Shaker-style, cream units beneath solid-wooden worktops to create farmhouse appeal, with a central island unit to provide areas for informal dining, as well as food preparation. Appliances include a Rangemaster dishwasher, a Rangemaster cooker set beneath a stylish mantel shelf, a Bosch microwave and there's space for an American-style fridge/freezer. There is also an integrated music system and an instant hot water tap.

A small and practical ante-room is currently used as a play room, however, it could equally be utilised as a separate dining room, a snug or an extension to the already generous kitchen area.

A sizeable sitting room with a formal dining space occupies the newest part of the property and great care has been taken to ensure it remains sympathetic to the original dwelling. Like the rest of the house, this versatile room with its multi-fuel stove, music-surround system and double doors leading out to the garden, is wonderfully light.

A downstairs bedroom leads off the sitting room. It too has its own music surround system, as well as an en-suite shower room, making it the perfect place to house a gym. A dedicated office with triple-aspect views - and a utility room with a washing machine and tumble dryer complete the downstairs accommodation.

Upstairs there are four double bedrooms. The principal bedroom is spacious with charming characterful details. Hanging wardrobes and a large, walk-in closet provide plenty of storage and there's an en-suite bathroom. The three remaining bedrooms are situated in the oldest part of the house and each still has its original Edwardian fireplace. Two of the bedrooms share an en-suite shower room via Jack-and-Jill doors, while the third is served by a family bathroom. All upstairs bathrooms have underfloor heating, walk-in showers and are finished with grade-A-rated travertine tiles. The family bathroom has a freestanding, roll-top bath and heritage-stye sanitary ware.



Outside

Access is via electric gates which are set back from the road, and a gravelled drive to the front of the property has parking enough for a number of cars.

A large, green agricultural-style shed with an electric roller-shutter door stands to one side providing a workshop, storage or garaging. Other outbuildings include a timber stable type building.

The beautiful and peaceful south-facing rear garden with its expansive lawn, offers an enviable haven from which to enjoy unspoilt

views across rolling countryside. A large sun terrace provides ample space for relaxing, al-fresco dining and entertaining.

Location

Hill Head House is situated approximately half a mile from the pretty rural village of Whalton with its church, well regarded school, village hall and local pub. The property itself provides seclusion without exclusion, as although it stands opposite a working farm, it is the only dwelling to stand on the opposite side of the road for the entire

stretch from Morpeth golf course through to the village of Whalton.

The property is conveniently located for the popular market town of Morpeth, which can be found about 5.5 miles to the east. It offers a first-class range of day-to-day shopping outlets, healthcare, schooling and leisure facilities. There are also excellent rail links to Newcastle, the north and the south.

The affluent town of Ponteland lies nine miles to the south. It too offers a wide range

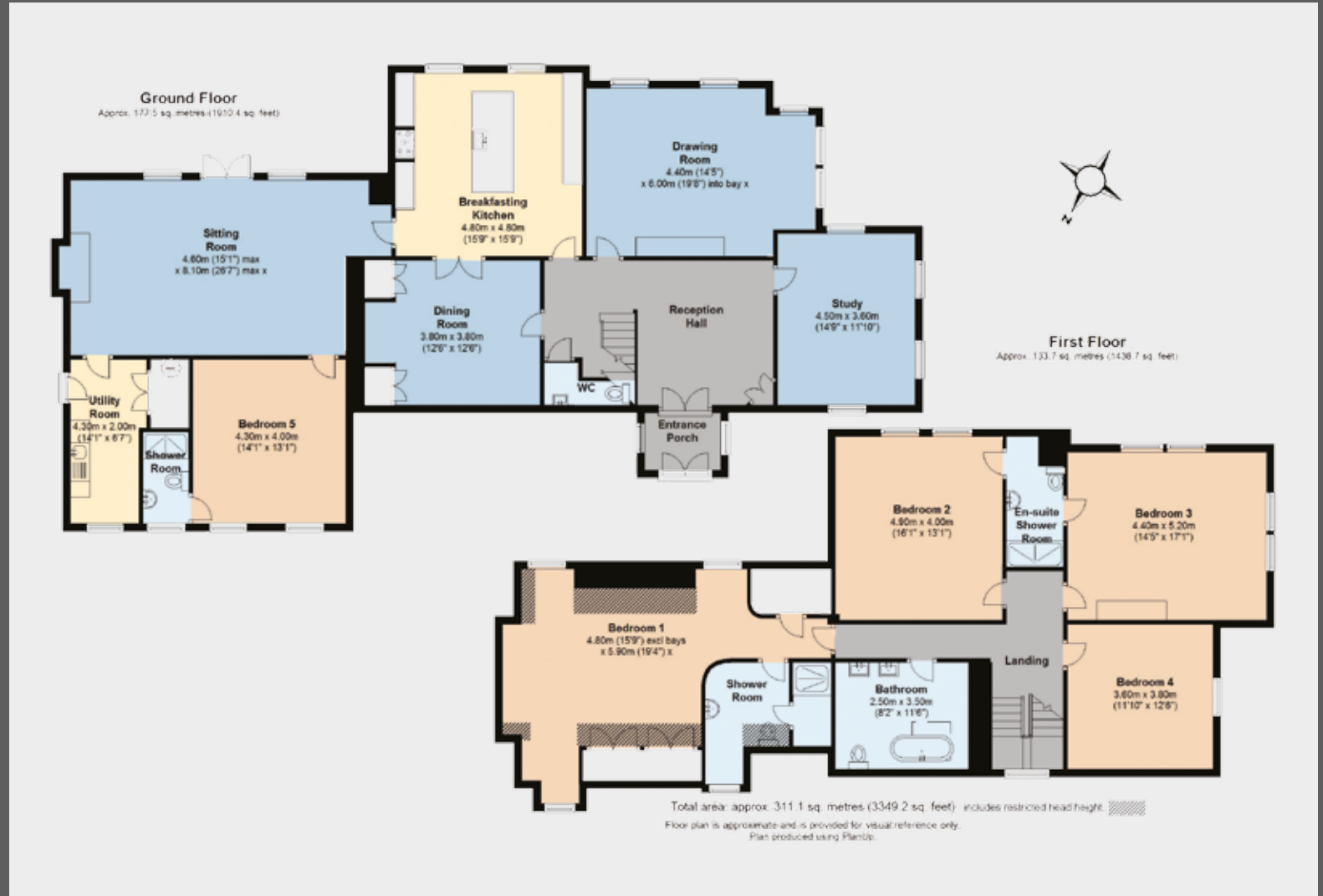
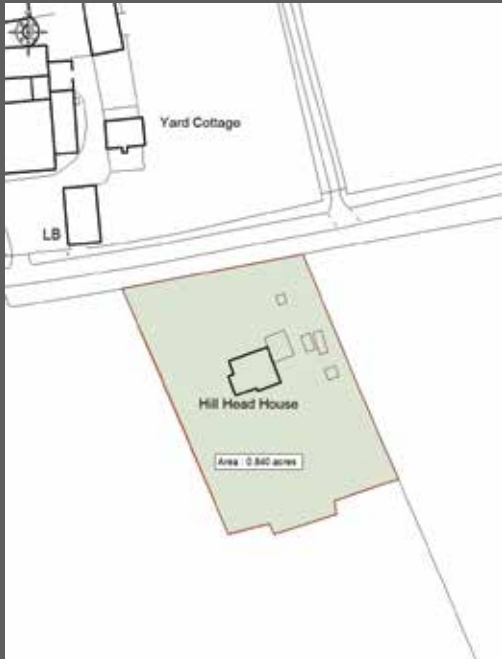
of amenities, including shops, pubs and restaurants, a health centre and a Waitrose supermarket.

General

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

Services: Mains electricity and water are connected to the property. Drainage is via a private system. Central heating is oil fired.





Directions

Heading from Morpeth on the B6524, Hill Head House is on the left-hand side of the road opposite Park Farm (just before the post box) about 0.5 miles from the village of Whalton. Access is via a remote-controlled gated entrance with black gates mounted on stone pillars.

Morpeth

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