

# Kirkstone, Newton-on-the-Moor, Morpeth, Northumberland

Offers Over £400,000



## Full Description

Formerly a Methodist chapel built in 1862, latterly the building was stunningly transformed into a period home with all modern accoutrements. This delightful stone-built property, retaining many original features, has been beautifully converted to offer stylish living in a much sought after village location. Elizabeth Humphreys Homes are proud to welcome to the market this fantastic property which features a private rear garden, a gravelled parking space for two cars, wooden windows and a composite front door, gas central heating, mains water, mains electricity and a septic tank.

The stunning sought-after village of Newton on the Moor, in the heart of Northumberland, is perfectly placed for visiting the amazing Northumberland coastline and all the amazing historic parts of Northumberland. Newton on the Moor provides an excellent public house and noted restaurant, The Cook and Barker Inn. The village of Longframlington is a short drive away and offers lots of local services including The Granby Inn, The Village Inn, The Running Fox artisan bakery, a hairdresser, an exceptional award-winning corner shop, an award-winning butchers, and doctors. Newton on the Moor is conveniently placed within driving distance of larger towns such as Alnwick and

Morpeth, which also provide all local services such as supermarkets, doctors' surgeries and leisure facilities. Alnwick offers more with supermarkets, mainstream and boutique shops, lots of restaurants and great leisure facilities. Alnwick is famous for the Castle and Gardens and the new Lilidorei attraction. The Castle was the setting for some of the Harry Potter films. Morpeth, also a drive from Newton on the Moor, has extensive facilities including the Sanderson shopping arcade, a new leisure centre, great schools and a main line train station. Another main line train station can be found at Alnmouth.

This beautiful property retains many period features including the original doorway which would have opened into the chapel itself. Although not used as the main entry to the property today, it is clearly visible, with an inscription above, and is a wonderful feature. The front door is a composite door, with a central stained-glass window, which opens into a beneficial entrance porch offering space to store coats and shoes.

The ground floor has been well-designed to allow free flow of movement between the different spaces which is perfect for parties or for entertaining. There is convenient access to the living room and kitchen, and a further door opens into a gravelled outside space which is the ideal place in which to relax and catch the sun whilst enjoying a cup of coffee.

Spacious and welcoming, the lounge is a beautifully light and bright room courtesy of a window to the side of the property and almost floor to ceiling windows including a pair of French doors which open out to the rear garden. A wood burning stove set upon a slate hearth forms an attractive focal point enticing you to sit before it during the cooler months. A door opens into the dining end of the kitchen-diner where there is plenty of space for a table and accompanying chairs before a window which overlooks the rear of the property. There is further room for a range of comfortable seating making this a wonderfully sociable space in which to spend time with family and friends. The room is finished with a sumptuous carpet adding comfort as you move throughout. A granite-topped peninsular, with useful storage, subtly divides the dining room from the kitchen where the flooring transitions into slate-look tiles creating a sleek and stylish finish.

The kitchen offers a good number of base units with a wood-look door complemented by a contrasting work surface and a matching splash back. To either side of the free-standing range cooker with a stainless-steel chimney style extractor fan above, there are two substantial shelves which offer further storage potential. There is a full-sized dishwasher, a bowl and a half Franke stainless steel sink and space for a free-standing fridge-freezer. This is a lovely well-presented appealing room.

The internal hallway, accessed from the kitchen-diner, is stunning with an original chapel window at the foot of the stairs adding a huge amount of charm and character. The hallway provides convenient access to a beneficial utility room, a ground floor bedroom and a shower room.

The utility room offers space and plumbing for a washing machine and space for a freezer. There are additional units offering excellent storage potential and the work surface matches that of the kitchen creating a seamless transition between the different spaces. A window allows for

natural light.

The ground floor bedroom is a large light and bright double room, currently set as a twin, which incorporates another of the original chapel windows which extends to the floor above. The room has been designed in such a way to ensure sound proofing between the two rooms. Two alcoves provide space for beneficial storage. This is a beautifully well-presented and restful room.

Adjacent, there is a ground floor shower room which comprises a large shower cubicle with a waterfall shower head and a separate shower head behind a sliding glass door, a large pedestal hand wash basin, a close coupled toilet with a push button flush behind and a tall, heated towel rail. There are two cupboards one of which houses the gas boiler for ease of access. The space is finished with attractive tiling incorporating a mosaic border and slate-look floor tiles all of which are illuminated by natural light entering via a window to the side.

Taking the stairs to the first floor, the landing opens out to two bedrooms and a second bathroom. The landing showcases a window with a deep sill overlooking the side of the property capturing views of the beautiful village with the sea in the distance. Loft access is available.

The principal bedroom is a spacious double room brimming with character. This room showcases the top of the chapel window which is a stunning feature. Further natural light enters via a second window which overlooks the side of the property. This peaceful room offers plenty of space for a range of bedroom furniture.

Bedroom 2 is a large double with a window capturing views to the rear of the property. The deep sill is attractive and another indication of the substantial walls this property showcases. There are plenty of storage options available within this tastefully decorated room.

The family bathroom comprises, a close coupled toilet with a push button behind, a pedestal hand wash basin beneath a window to the side of the property, a double ended white bath with a shower over behind a pivot glass screen, and a chrome heated towel rail. The space is finished with sandstone coloured tiling creating a warm and elegant look.

The rear garden is a private space in which you can relax with family and friends. A substantial paved area, accessed from the living room, is the ideal space for al fresco dining during the warm summer months. This extends to a lawn which offers an alternative space to sit. This peaceful outside space benefits from a summer house and a garden shed and is enclosed to allow children and family pets to play safely.

Tenure: Freehold

Council Tax Band: D £2566.46

EPC: C

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**Important Note:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

**Features**

- No chain
- Potential investment
- Period home
- Driveway parking for two cars
- Stunning interiors
- Converted former church
- Very sought after village location
- Lovely private rear garden
- Utility room
- Two bathrooms

**Contact Us**

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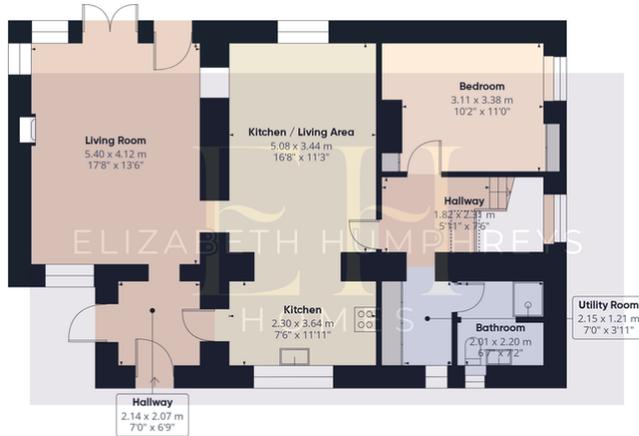
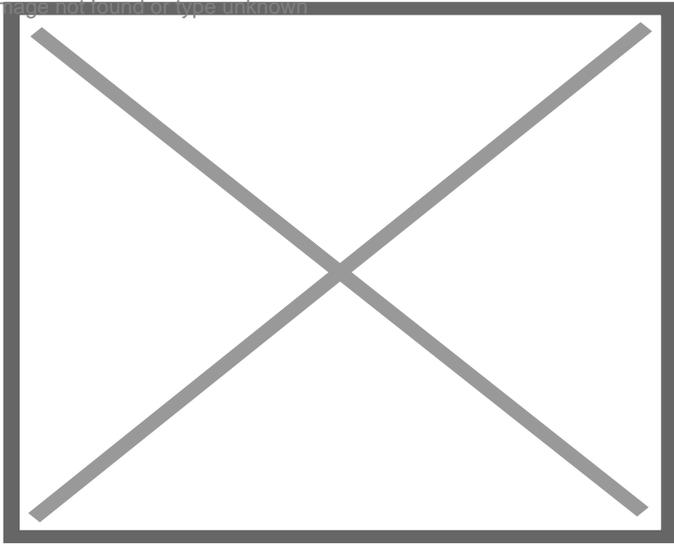








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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

114.3 m<sup>2</sup>  
1231 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

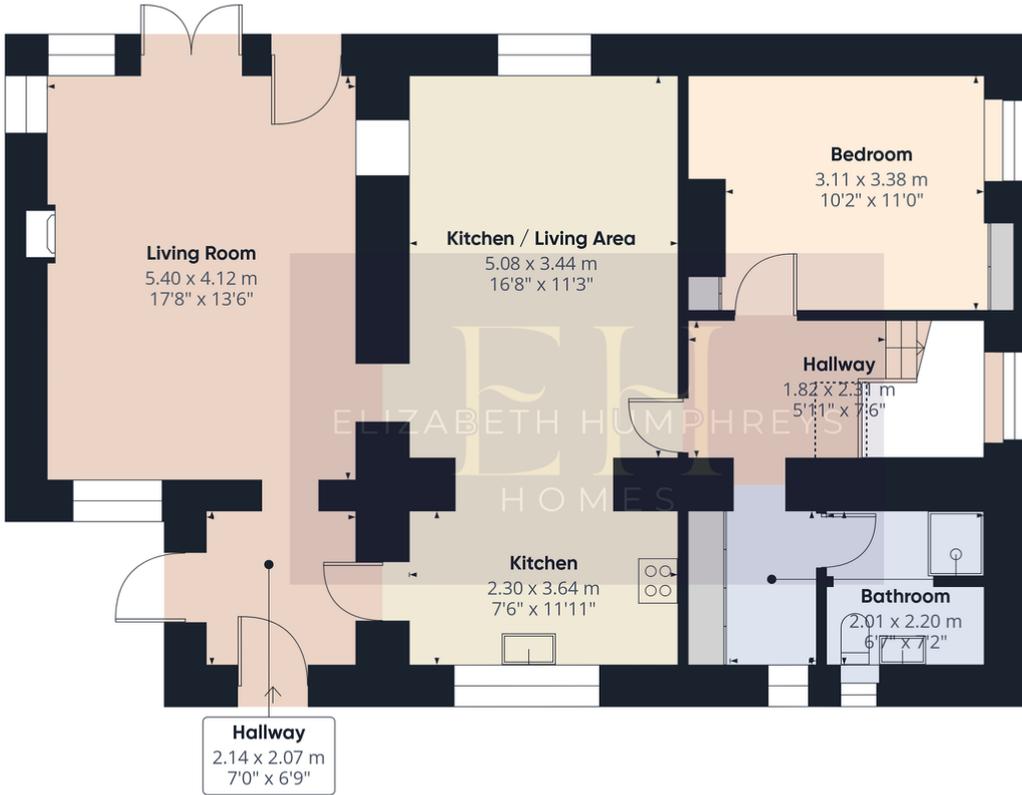
(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

Approximate total area<sup>(1)</sup>

82.4 m<sup>2</sup>  
888 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

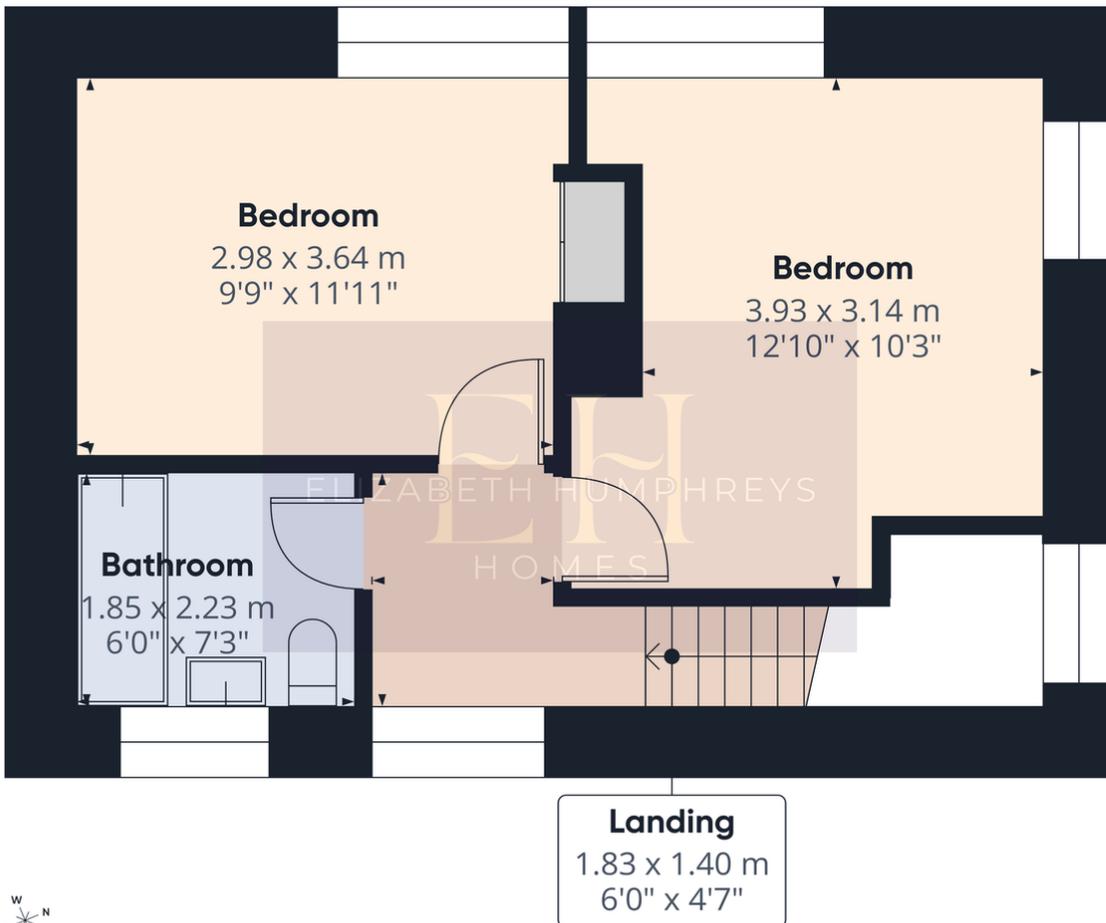
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Floor 1

Approximate total area<sup>(1)</sup>

31.9 m<sup>2</sup>  
343 ft<sup>2</sup>

(1) Excluding balconies and terraces

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