

The Elms, Hebron Hill, Hebron, Morpeth, Northumberland

£600,000



Full Description

A luxury barn conversion featuring a separate guest lodge, both set within the Hebron Hill development with its impressive grounds. Designed by Hindhaugh Homes and featuring a plethora of additional quality fixtures and fittings and sublime lighting features, Elizabeth Humphreys Homes are delighted to welcome to the market this fabulous 3-4 bedroom home located at Hebron Hill just on the outskirts of the Northumberland market town of Morpeth. Part of an exclusive development of nine homes, this property oozes designer living and benefits from plenty of driveway parking, wet underfloor heating, quality internal oak doors, wooden windows and external doors, a ground source heat pump enabling the central heating, mains water and mains electricity. There is a shared water treatment plant facilitating the sewerage and a maintenance charge of £74.00 per month in relation to the upkeep of the grounds. This exclusive property offers elegant light and bright living and is not to be missed.

Hebron Hill is in the peaceful hamlet of Hebron a couple of miles from Morpeth and with easy access to the A1. Morpeth is a town with vibrant shops, pubs, restaurants, and many other amenities including well-respected schools. Morpeth is convenient for travel to Newcastle city and many other local villages and towns. Transport links are also good being a

short drive to the A1 and Morpeth train station giving access to the rest of the country. Morpeth mainline rail station is on the East Coast Line to London. For commuters, Newcastle City Centre and Newcastle International airport are both approximately 18 miles away.

A mix of block-paved pathways and gravelled pathways meander around the lawned area warmly welcoming you to this glorious home. A wooden front door opens into an open and airy hallway with stairs ascending to the first floor and various doors leading off. The space is finished with Karndean flooring which extends throughout most of the ground floor. The wet underfloor heating is a delight and you are immediately impressed by the unique light features offered, including the LED lighting radiating from beneath the hand rail of the staircase which draws your eye to the first floor. Boutique hotel in style, the ground floor WC comprises an anthracite-coloured wall-hung vanity unit with a cleverly designed sink on top which incorporates a built-in tap controlled from the side, a mirror above, and a wall-hung concealed cistern toilet with a push button above and ceiling spotlights.

An oak and glass door opens into a super kitchen-diner which is the perfect place to entertain family and friends. The kitchen offers a good number of wall and base units, including drawer packs, corner cabinets and a wine cooler, with a matt grey handleless door complemented by a granite work surface with a matching upstand. There is a large stainless-steel sink, with extendable tap above, dropped into the work surface with a drainer cut in at either side, a full-sized fully integrated dishwasher, a NEFF induction hob with a central extractor fan, an eye-level NEFF oven, a combination microwave, a fully integrated fridge freezer, and a useful pantry cupboard. Natural light is enhanced by ceiling spotlights and as the evening draws in tasteful lighting above and below the units is a beneficial addition. Further seating is available at the oak breakfast bar, which is set before a wall featuring brick slips that creates a stunning look working in harmony with the industrial light fittings above. On the other side of the kitchen-diner is a glorious oak garden room area which takes full advantage of the natural light courtesy of its many windows and Velux windows with electric shutters above. This is an ideal space to sit and dine whilst appreciating the stunning views of the garden and surrounding area.

The utility room is entered via an oak door and offers plumbing and space for a washing machine and space for tumble dryer, further units, a built-in cupboard which cleverly houses the consumer unit and is home to the under-floor heating and the ground source heat pump controls.

A cart arch capturing garden views entices you to the beautiful south-facing lounge showcasing wood panelling and a stunning media wall with a designer electric wood burner and a built-in television with shelving beside. A door leads to a block paved patio which, when open, creates an easy transition between indoor and outdoor living and is the perfect place in which to enjoy a glass of wine or cup of coffee in the sunshine.

Taking the stairs to the first floor, the quality of finish continues here in the form of exposed beams, bespoke wall lighting, sumptuous carpeting and 'Farrow & Ball' style decor. The landing opens to three stunning and restful bedrooms and two beautifully appointed bathrooms.

The primary bedroom, accessed via a couple of steps, oozes charm and character. With a vaulted ceiling and with a window to the front and to the rear, this glorious room is superbly light and bright and the exposed roof trusses, feature wall and Victorian-style radiator add to the appeal and inviting atmosphere. The ensuite comprises a quadrant shower cubicle with a waterfall shower head and a separate shower head, a close-coupled toilet with a push button and a wall-hung anthracite-coloured vanity unit with a sink on top complete with anthracite-coloured splashback tiling and a tall mirror above. The space has been finished with large floor tiles and a window, with a deep sill, overlooks the front of the property.

Bedroom 2 is another large double with exposed beams and a window to the front. This room offers built-in wardrobes and well-placed wall lights add to the natural light circulating. A deep windowsill forms another attractive feature of this restful room.

Bedroom 3 is a spacious single. Loft access is available and a window to the front catches the southerly sunshine. A Victorian-style radiator and exposed beam adds to the engaging atmosphere.

The family bathroom, showcasing quality ceramics, is fully tiled and comprises a double-ended deep white bath with a tap extending from the wall and a separate shower over behind a glass shower screen, an anthracite-coloured high gloss vanity unit, a concealed cistern toilet with a push button, an electric mirror and an extractor fan. The shower is externally controlled which is of benefit, as is the lighting arrangement whereby certain lighting can be selected for your optimum comfort.

The stone-built and slate-roofed guest suite is a superb asset and is beautifully presented. Accessed via the block-paved driveway, the lodge, situated at the front of the family home, features wooden windows and doors and electric central heating. Entry is via the front door which opens into a spacious living room with ceiling beams and spotlights and with loft access available. The navy wood panelling to some of the walls complements the grey washed wood-effect flooring creating a stylish look and the windows to the front and rear allow natural light to circulate and illuminate the decor perfectly. There is a built-in cupboard offering excellent storage potential, a built-in fridge with a freezer compartment and two wall cabinets above with a grey shaker-style door complemented by a wood-effect work surface.

A modern white door opens to a double bedroom with a skylight with an electric blind adding to the natural light entering via a window overlooking the block-paved driveway. The wood-effect flooring continues here creating a seamless transition between the different spaces. The ensuite comprises a good-sized shower cubicle with a bi-fold glass door with a shower and grey tiling within, a half-pedestal wall-hung hand basin with a slate look splashback behind and a close-coupled toilet with a push button. An extractor fan and a chrome heated towel rail ensure added comfort. The lodge is an excellent addition to the family home as it enables independent living for your guests or would equally well facilitate multigenerational living.

The property also benefits from a handy single garage that is part of a block of garages for the development. The garage is a great place to keep

a vehicle in but would also provide an excellent space for additional storage, especially as half of the space above the rafters is boarded out. For electric vehicle use there is also an EV charger on the drive.

Tenure -

Council Tax - Band E £2903.37

EPC: Band E

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

- High quality fixtures and fittings
- Driveway parking
- Garden
- Self-contained guest suite/annexe
- Ensuite
- Large entertaining kitchen diner
- Wet underfloor heating
- Exclusive development

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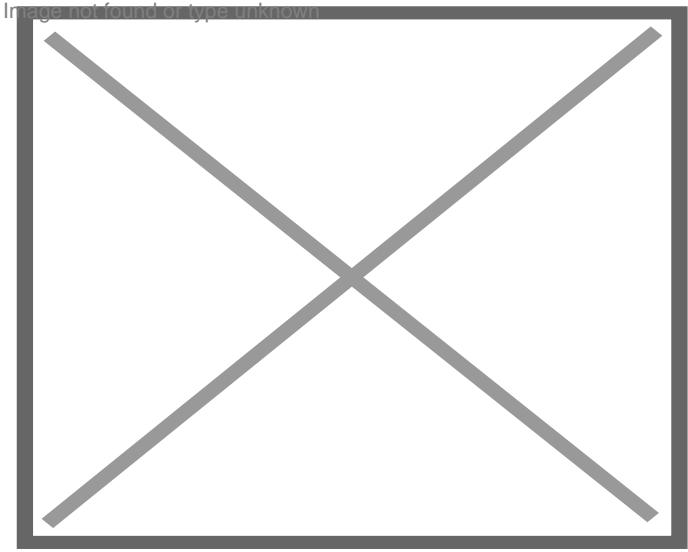












 <p>Ground Floor Building 1</p>	 <p>Floor 1 Building 1</p>	<div></div> <div>Approximate total area[®] 1897.14 ft² 176.25 m²</div>
 <p>Ground Floor Building 2</p>	 <p>Ground Floor Building 3</p>	<div>(1) Excluding balconies and terraces</div> <div>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</div> <div>Calculations are based on RICS IPMS 3C standard.</div> <div>GIRAFFE360</div>