

Hillbrow House

BULLERS GREEN | MORPETH | NORTHUMBERLAND



FINEST
PROPERTIES



A gorgeous and expansive period property nestled
in the heart of a popular market town

Ponteland 10.5 miles | Newcastle International Airport 11.9 miles | Rothbury 15.3 miles
Alnwick 18.8 miles | Newcastle City Centre 19.2 miles





Accommodation in Brief

Ground Floor

Entrance Vestibule | Reception Hall | Sitting Room | Drawing Room
Dining Hall | Kitchen/Breakfast Room | Utility Room | WC

First Floor

Principal Bedroom with En-suite Bathroom
Two Further Bedrooms | Bathroom

Second Floor

Three Bedrooms | Shower Room
Store/Plant Room

Externally

Landscaped Gardens | Outdoor Entertaining Area
Driveway & Parking | Outbuilding





The Property

Hillbrow House is a truly stunning period property in a remarkable elevated position in the heart of a thriving Northumberland market town. This splendid brick and stone-built town house dates from the late 1800's and today forms the main section of the striking original Victorian property. A host of period features reflect the heritage of the property, with soaring high decorative ceilings, sash windows and elegant fireplaces. Expansive reception rooms combine with extensive bedroom accommodation to offer luxurious and spacious living with great flexibility. Landscaped terraced gardens provide delightful private outdoor space.

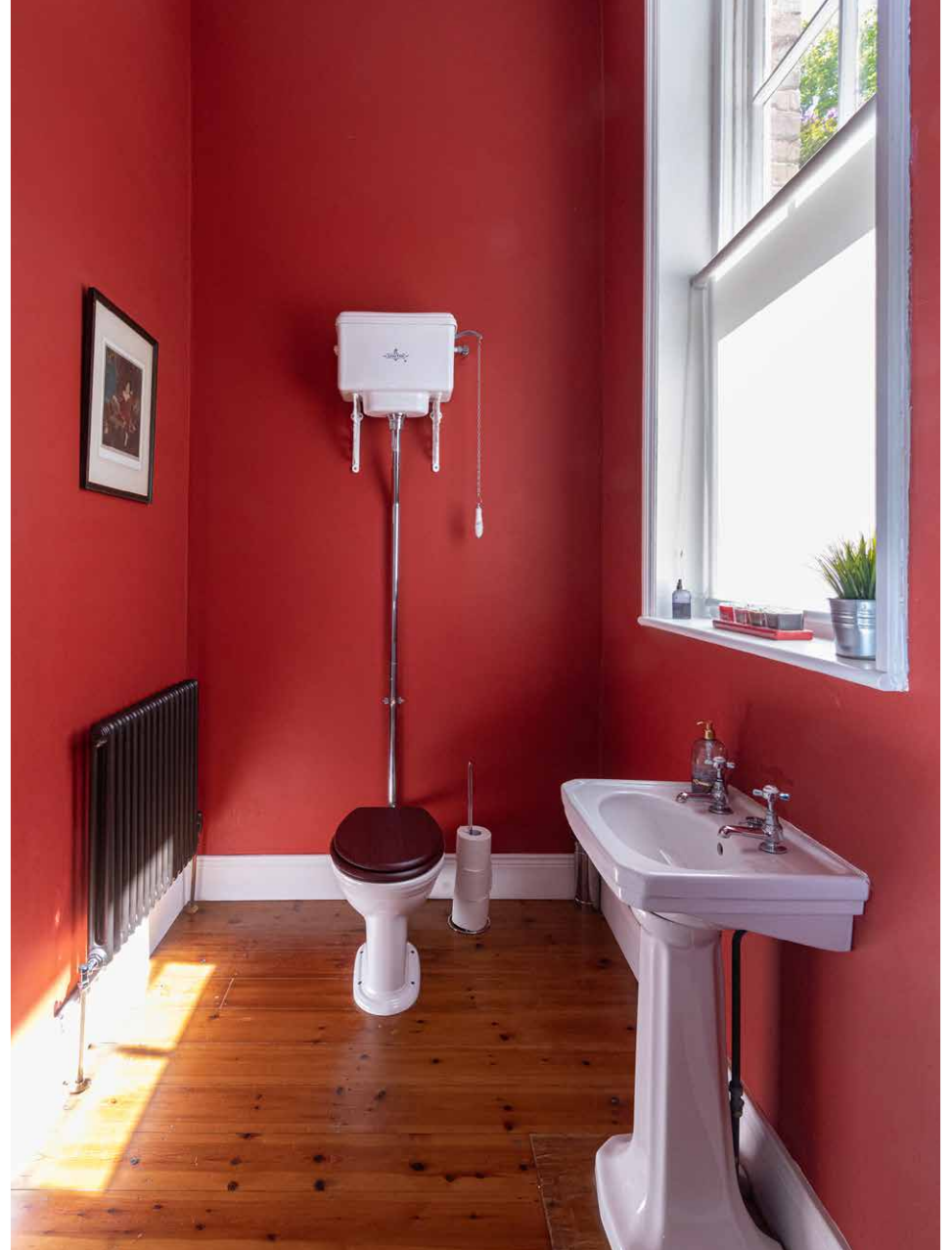
The imposing arched stone entrance leads to a vestibule and onwards to the wonderful reception hall. Period tiling and a beautiful fireplace offer a warm welcome and set the tone for the property as a whole. The sitting room is positioned to the front elevation and incorporates a gorgeous window area within the corner turret of Hillbrow House. The impressive ornate ceiling and marble fireplace blend with neutral colour palettes to create a relaxing atmosphere. The magnificent drawing room offers more formal reception space with a huge bay window filling the room with natural light. The dining hall features the grand staircase as an eye-catching feature. Stunning stained glass windows at half-landing level illuminate the hall and the first floor landing.

The kitchen/breakfast room is accessed from the dining hall. Stylish fitted cabinetry provides excellent storage and houses a range of discreet

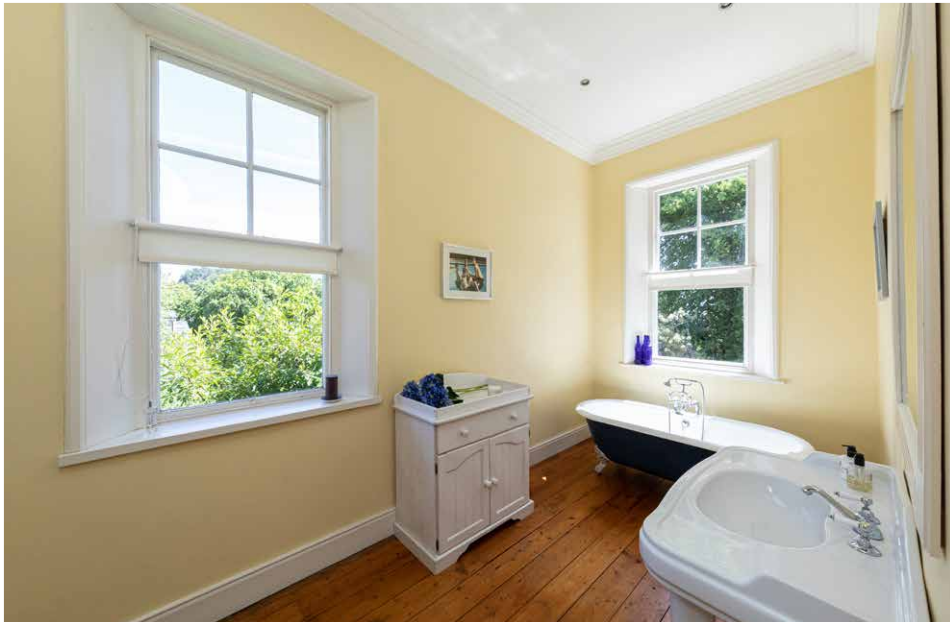
appliances, while an AGA sits within an inglenook. There is space for an American-style fridge freezer and plenty of room for a table and chairs for casual dining. Returning to the reception hall, there is access to a useful ground floor cloakroom which leads on to a utility room with plumbing for a washing machine.

The light and airy galleried first floor landing leads to three beautiful double bedrooms. The principal suite is hugely generous with an incredible open feel. The suite includes a walk-through dressing area with fitted storage that leads to the luxurious bathroom. Contemporary décor and high quality fixture and fittings create a sumptuous finish with suite comprising freestanding bath, walk-in rainfall shower, wash hand basin set on a vanity unit, WC and heated towel rail. The second bedroom on the first floor has the upper turret to one corner, with a delightful window like that in the sitting room below. Fabulous views stretch away over Morpeth and the countryside beyond. The third bedroom is currently configured as a study, ideal for home working if required. These bedrooms are served by the family bathroom with a bath with shower over, wash hand basin and WC.

A second staircase rises to the upper floor where there are three further bedrooms, a well-appointed shower room and a vast store/plant room. The bedrooms have modern styling, with clean contemporary colours. One bedroom is currently configured as a fantastic games room; these rooms offer scope for a variety of uses depending on individual requirements.











Externally

The gardens at Hillbrow House offer a haven of peace tucked away from the town. A resin bonded driveway winds up to the elevated property with an abundance of parking available. The main gardens face south and west, catching the sunlight throughout the day. Terraced levels fall away from the house with lawns, flagged pathways and seating areas supported by brick-built buttress walls that continue the elegant build style of the house. Attractive stone steps link the levels. An outdoor entertainment area features a stone-built barbecue. Nestled within the gardens is the Bothy, an unusual two storey period brick outbuilding; currently used for storage, the Bothy has great potential for other uses. Wrapping around the gardens are mature trees and rhododendron bushes bringing glorious colour and a real sense of privacy to the superbly maintained gardens.





Local Information

Hillbrow House is ideally positioned to benefit from an excellent range of amenities. The market town of Morpeth offers shopping facilities including supermarkets, a range of restaurants and bars, together with professional, health and leisure facilities. Newcastle, which is also very accessible, provides a comprehensive range of professional services and hospitals as well as cultural, recreational and shopping facilities.

The surrounding area has a wealth of opportunities for the recreational enthusiast, with excellent golf courses and horseriding facilities to be found locally. Easy access is available to the spectacular Northumberland Coast with its sandy beaches, secluded coves and dramatic castles. Wildlife abounds and there are well-marked coastal and country paths for the walking enthusiast and a wealth of little tearooms providing good home baking when the walking is finished.

There is an excellent choice of schooling available. Morpeth has a three tier state school system, with all three local schools within a 10 minute walk from the property. Private schooling is available in Newcastle.

For the commuter, the A1 provides excellent access to Newcastle in the south and north to Scotland. The rail station at Morpeth provides regular main line east coast services. Newcastle International Airport is also within easy reach.



Floor Plans

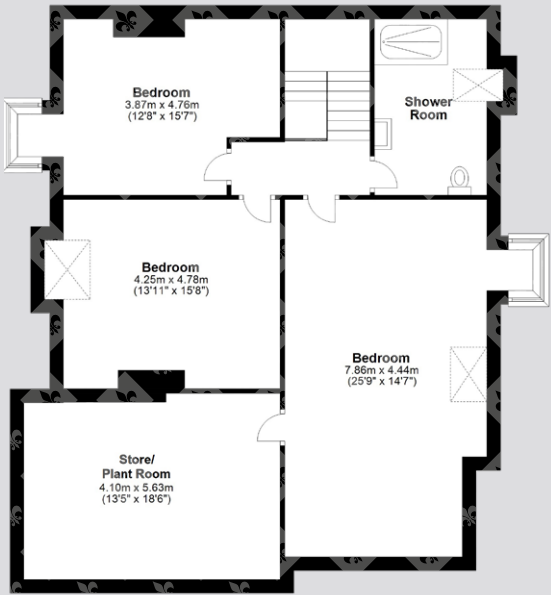
Total area: approx. 435.4 sq. metres (4686.2 sq. feet)



Ground Floor



First Floor



Second Floor

Directions

From the A1 just North of Morpeth, follow signs for the A192 signposted for Morpeth. Take the A192 towards the town centre; the road heads into the town down Pottery Bank. Hillbrow House is in an elevated position on the right-hand side of the road, opposite Bolland Day Children's Nursery. Turn right off the main road and take the left-hand fork to the property.

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars. The road entrance area is shared with the neighbouring property.

Services

Mains electricity, gas water and drainage. Solar panels. Heating by gas and hot water by Viessman weather compensation system. WiFi throughout house and Cat 5 cabling throughout upper two floors. Sonos music system in ground floor rooms; kitchen and dining room have ceiling mounted speakers that will remain.

Postcode

Council Tax

EPC

Tenure

NE61 1DH

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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