



Computer Generated Image



Rivergreen Kennels library
pictures unit 1



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Rivergreen Kennels

Meldon, Morpeth,
Northumberland NE61 3QH

Refurbished period home
situated in a quiet rural
location, Conveniently close
to Morpeth.

Morpeth – 6.5 miles, Alnwick 19.5 miles,
Newcastle upon Tyne 17 miles, Newcastle
airport 16.5 miles

Entrance hall | Sitting room | Breakfasting
kitchen with adjoining family room | Study
Utility room | Cloakroom | 4 Bedrooms
3 Bathrooms (1 en suite) including the
master bedroom with dressing room | Garden
Courtyard | Parking Double Garage

The property

Gracious is arranged around a courtyard and still retains many traditional features. These include timber sash windows, hand tooled stonework, feature arches, cast guttering and Welsh slate roof tiles. Inside, craftsman-built fireplaces, exposed timber beams, handmade oak staircases and conservation Velux skylights make for stylish living spaces. Gracious is fitted with Uponor-engineered

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55 offices across England and Scotland,
including 10 offices in Central London

underfloor heating, digital thermostats and discreetly installed HDMI CAT-5 cabling.

The generous living rooms offer plenty of space to relax and entertain. Each boasts broad-timbered engineered-oak flooring and a bespoke, hand-tooled fireplace, inset with a multi-fuel burner. Individually designed feature fireplaces have also been created for the family rooms which provide a cosy hideaway.

The spacious breakfasting kitchen with ambient lighting, creates a sociable hub for informal dining. It is fitted with hardwearing porcelain or natural floor tiles and hand-painted bespoke oak units beneath polished granite worktops. Appliances include a dual-fuel Aga Rangemaster cooker with an extractor above, a built-in Bosch microwave, an integrated dishwasher, tall fridge and freezer. Gracious has a well-appointed utility room and downstairs cloakroom.

A mixture of carpets and hard surfacing has been used throughout Gracious and the double bedrooms are fully carpeted for extra comfort. The designer bathrooms have porcelain or natural tiled floors and also make the most of feature wall tiles, Hans Grohe fittings, dual-fuel chrome towel ladders, as well as ambient LED accent lighting, wall-hung sanitary ware, power-fill baths and generous walk-in wet areas.

Location

Rivergreen Kennels sits on a quiet lane close to Meldon Park, a traditional estate with gardens and 13 miles of walks to enjoy.

The popular market town of Morpeth can be found about 6.5 miles to the east. This thriving

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centre provides a superb range of shops and supermarkets, eateries, healthcare and leisure facilities, as well as excellent first, middle and high schools. Morpeth also has a mainline train station which offers regular services to Newcastle upon Tyne, Edinburgh and London King's Cross.

The property's quiet rural setting provides a great base from which to explore the area's many attractions, stunning Heritage Coastline and unspoilt countryside.

Outside

A courtyard garden stands to the south of the property. It is enclosed by a low stone wall with pedestrian gate access - and has a lawned area, herbaceous border and natural stone paving.

A tarmac drive leads to the parking area and a garage at the rear and a larger garden which is given over to lawn and herbaceous borders.

General

Local Authorities: 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. Underfloor and central heating is LPG fired.

Directions

From the B6343, following signs for Meldon. Fork left and Rivergreen. Kennels is on the left.

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