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**The Stables, Rivergreen Kennels** Meldon, Morpeth, Northumberland

**STRUTT & PARKER**

## The Stables, Rivergreen Kennels

Meldon, Morpeth,  
Northumberland NE61 3QH

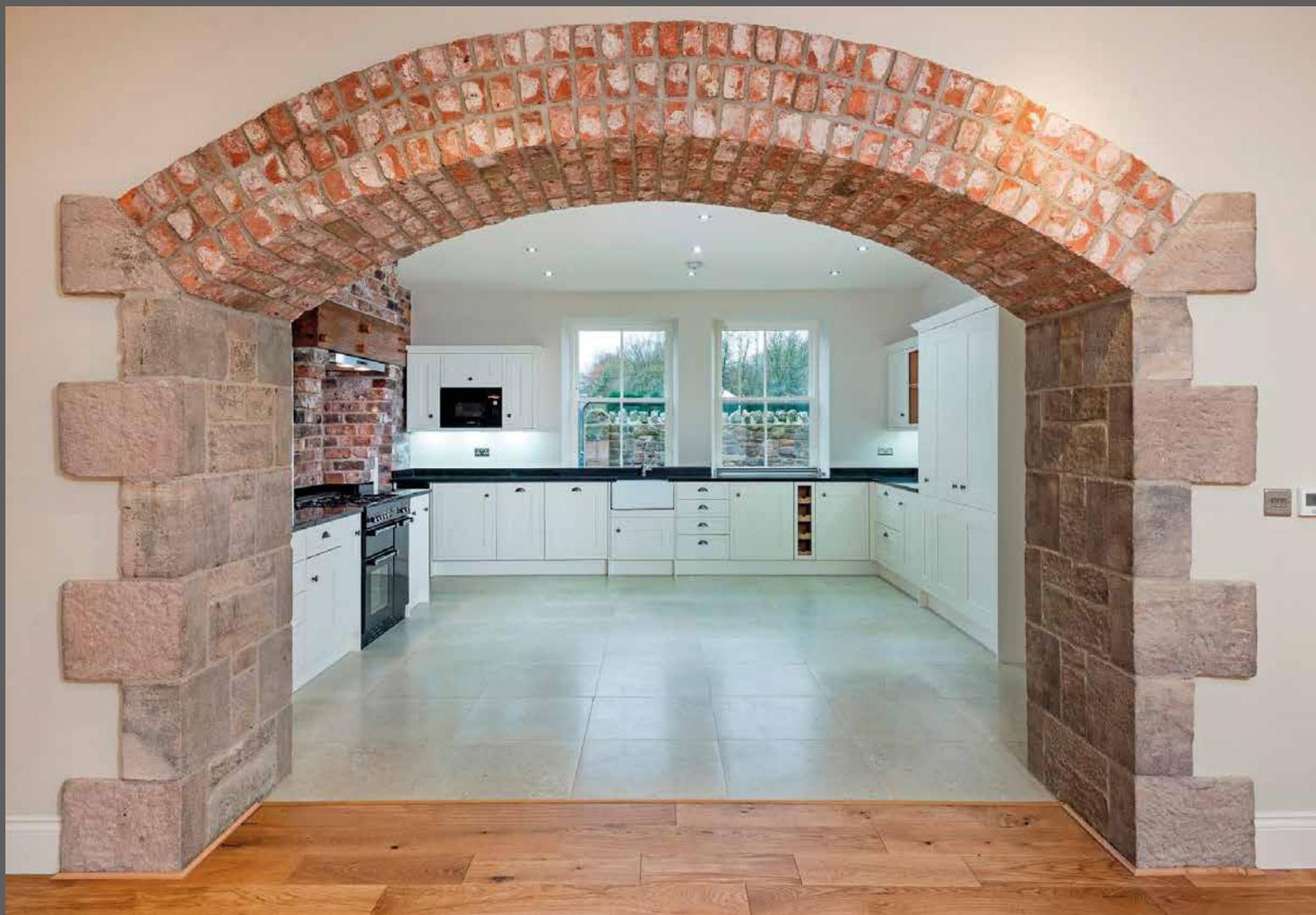
Fully refurbished period  
home situated in a quiet rural  
location, yet conveniently close  
to a thriving market town.

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

Reception hall | Open-plan living area  
incorporating a sitting room, dining area and  
breakfasting kitchen | Family room/snug  
Utility room | Cloakroom

4 Bedrooms | 3 Bathrooms (1 en suite) including  
the master bedroom with dressing room

Adjoining single storey annex/office/ studio  
Courtyard | Garden | Parking



Rivergreen Kennels library pictures Unit 1



Rivergreen Kennels library pictures Unit 1



Rivergreen Kennels library pictures Unit 1

## The property

Rivergreen Kennels dates back to the early 1800s and once housed the Morpeth fox hounds. Today the original buildings have been sympathetically transformed into bespoke and highly individual homes. The properties are beautifully finished, insulated to modern standards and immaculately presented, with high-specification materials used throughout.

The Stables is arranged around a courtyard and still retains many traditional features. These include sliding timber sash windows, hand-tooled stonework, feature arches, and 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. The properties are also fitted with the latest in modern technologies, such as German-engineered underfloor heating, touch-pad digital thermostats to every room and discreetly hidden 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 kitchens with their ambient lighting, create a sociable hub for informal dining. Each is fitted with hard-wearing porcelain floor tiles and handmade oak units beneath polished granite worktops. Appliances include a dual-fuel Aga Rangemaster cooker with an extractor above, a built-in Bosch microwave, a wine cooler and an American-style fridge/freezer. Both properties also have a well-appointed utility room and downstairs cloakroom.

A mixture of carpets and hard surfacing has been used throughout each property and the

double bedrooms are fully carpeted for extra comfort. The designer bathrooms all have porcelain-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.

The Stables also has an adjoining annex which could serve as an office or games room.

## 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 less 6 1/2 miles to the east. This thriving 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 front 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 areas at the rear and a larger garden which is given over to lawn and herbaceous borders.

The Stables comes with the option to purchase extra land.



## 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. Underfloor and central heating is LPG fired.

## Directions

From the B6343, follow signs for Meldon. Rivergreen Kennels is on the left.



## Morpeth

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Printed by Ravensworth B3554637/02/2016