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Rivergreen Kennels Meldon, Morpeth, Northumberland

STRUTT & PARKER

Rivergreen Kennels

Meldon, Morpeth,
Northumberland NE61 3QH

3 Strikingly individual family homes set in an exclusive development in a rural yet convenient location.

Morpeth – 7 miles, Alnwick 23 miles, Newcastle upon Tyne 18 miles, Newcastle airport 13 miles.

UNIT 1- Kennelsmans House

Entrance hall | Sitting room | Family room
Breakfasting kitchen | Garden room | Utility
Cloakroom

4 Bedrooms | 3 bathrooms (2 ensuite) including master suite with dressing room & ensuite shower room | Detached single-storey office or annex
Garden | Private courtyard | Parking | Garage

Unit 1 has a good range of traditional outbuildings. Additional land is available by separate negotiation if required.

UNIT 2 - The Stables

Reception hall | Sitting room | Breakfasting kitchen
Utility room | Downstairs cloakroom
Family room/snug | Garage

4 Bedrooms | 2 Bathrooms (1 en suite)
Adjoining single storey office/ studio with WC

Garden | Private courtyard | Parking

UNIT 3 - Gracious

Entrance hall | Sitting room | Breakfasting Kitchen
Family room | study | Utility room | Downstairs cloakroom | Two staircases leading up to the first floor | 4 Bedrooms, including the master bedroom with dressing room | 3 Bathrooms (1 en suite)
Garden | Private courtyard | Parking | Double garage



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The property

Constructed in the early 1800s, Rivergreen was once home to the Morpeth Hunt hounds. Today, the original grade II listed kennels have been sympathetically developed so they retain many traditional features while these impressive dwellings also provide three bespoke and highly individual family homes.

Every consideration has been given to the quality of finish, which is evident throughout each property. Hand-tooled sandstone walls and sills, antique coping stones, reclaimed Welsh slate roof tiles, cast-iron gutters and timber sliding sash windows enhance the overall character of the exterior. Inside, however, solid-oak flooring, doors and staircases, conservation Velux skylights and German-engineered underfloor heating inspire truly comfortable living spaces.

In addition to the delightfully spacious sitting rooms, each with a feature brick and stone fireplace inset with a multi-fuel stove, all three homes also boast a cosy family room.

Spacious breakfasting kitchens, fitted with designer handmade units beneath polished granite worktops, provide the perfect environment for informal dining and entertaining. The sumptuous bathrooms and walk-in wet rooms have been lavished with luxurious touches too and boast Grohe fittings, dual-fuel towel ladders, as well as ambient LED accent lighting.

Garden & Grounds

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

A tarmac drive leads to each of the three properties, direct to individual parking areas. Here a larger garden is given over to a lawned area and planted with a mixture of bat-friendly trees, including rowan, silver birch, hornbeam and English oak.

Location

Rivergreen lies within the pretty village of Meldon and close to Meldon Park, a traditional estate with gardens and 13 miles of walks to enjoy.

The market town of Morpeth lies to the east. This popular centre provides a superb range of shops and supermarkets, eateries, healthcare and leisure facilities, as well as excellent first, middle and high schools. In addition, Morpeth's mainline train station offers regular services to Newcastle upon Tyne, Edinburgh and London King's Cross. The A696 lies to the east from which the region's

major business centre of Newcastle upon Tyne with its international airport and mainline rail link are easily accessed. Ponteland is equally convenient, also with first class schools and shopping facilities.

General

Joint Vendors: Stephen Willcox and B Weightman Ltd.

Local Authorities: Northumberland County Council, County Hall, Morpeth NE61 2EF. Telephone: 0845 600 6400.

Services: Mains electricity and water are connected to the property. Each unit has its own private drainage system. Central heating is LPG fired.



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Directions

From Morpeth drive west on the B6343, until reaching the Dyke Neuk Pub where you turn left signposted for Meldon. Cross the bridge and fork left at the junction. Follow the road and Rivergreen Kennels are on the left hand side. The Rivergreen Kennels development is on the left hand side before reaching open countryside again. If you reach the hamlet of Molesden you have driven too far.



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