



Linden Acres

NORTHUMBERLAND, NE65 8XQ

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING

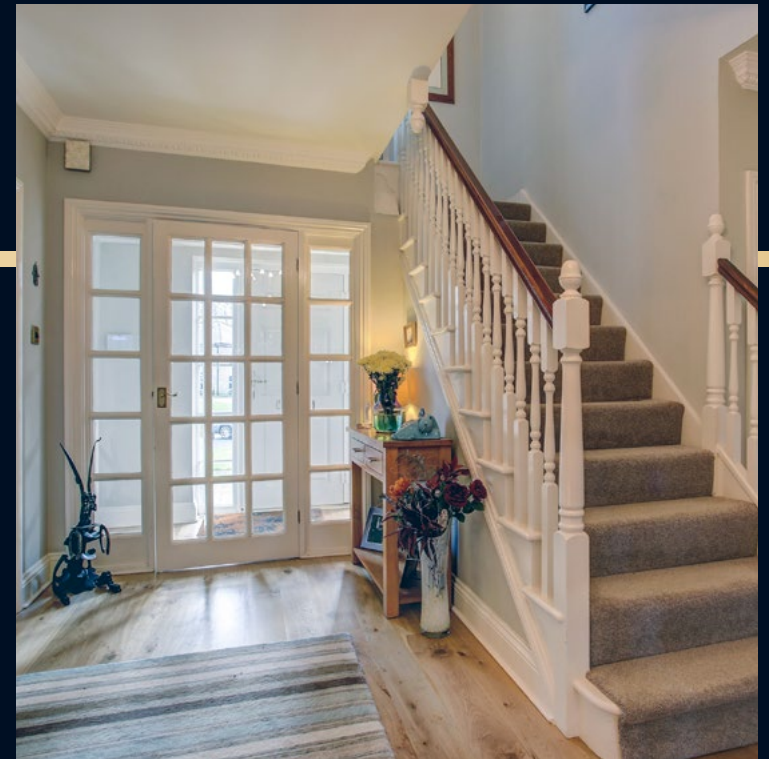


4 BEDROOMS
4 BATHROOMS
3 RECEPTION ROOMS

AVAILABLE FOR SALE AT
£950,000

Substantial detached family home

Very rarely found on the market, sits this substantial four bed detached family home on Linden Acres. Nestled within a small cluster of luxury high end homes, this is a highly sought after and exclusive development set within Linden Acres. Offering an idyllic retreat, this home offers a prime spot, set on a beautifully landscaped private garden. One of just 17 luxury homes within this prestigious setting, the property resides in the historic grounds of Linden Hall Country House, which features a hotel, spa, and golf resort. Thoughtfully upgraded and beautifully enhanced by the current owner, it now offers a stylish and contemporary living space, perfectly suited to modern family life, with high-quality finishes throughout. The historic town of Morpeth is approximately 8 miles away, where you have access to an array of local bars, restaurants, shopping delights and fabulous river walks.





Warm, light-filled living room

Upon entering you are greeted by a welcoming entrance hall, with a convenient cloakroom and separate WC. This leads seamlessly through to a large bright and airy lounge, with floods of natural light and complimented with log burner and surround, adding a touch of warmth. The conservatory is a great addition, allowing its new owners to relax and soak up the picture-perfect garden views. To the front you have an additional sitting room with a view, complete with solid oak floors throughout, plus a separate generous sized dining room, making ideal for families.



Impressive, open-plan kitchen

The heart of this impressive home is the open-plan kitchen, dining, and family area that blends style and functionality. The kitchen boasts a range of wall and base units, offering ample storage throughout and appliances to include an electric oven and induction hob with an extractor fan above, set within a stunning black Quartz bench top. You further benefit from an additional utility room, offering further storage and access directly into a large double garage.





Stunning master bedroom

Ascending to the first floor, the landing provides access to four well-proportioned bedrooms, finished with modern décor throughout. The principal bedroom, featuring solid oak flooring throughout, with views to the front and an en-suite bathroom including wash basin, WC, bath tub and separate shower.





Spacious bedrooms & bathroom

Bedroom two is a large double with views over the rear garden and en-suite, to include wash basin, W.C. and bath tub. Bedroom three is again, a double with fitted wardrobes, offering excellent storage and an en-suite to include wash basin, WC, bath and shower over bath. Bedroom four completes the upper floor, again is a spacious double, fitted with carpets and again its very own en-suite bathroom, fitted with wash basin, W.C. and bath tub.

Well-maintained external

Externally, the property boasts real kerb appeal with a large well-maintained frontage, block-paved driveway providing parking for several cars and leads to the double garage. To the rear you have a fully enclosed and well-designed garden, which in the summer months, pops with colour and vibrancy, great for relaxation and entertaining. Currently features a laid to lawn level area with a spacious paved patio, which ensures ease of maintenance.



Property Description

GROUND FLOOR

Lounge: 17'5 x 13'9 (5.36m x 4.25m)

Sitting Room: 13'8 x 10'10 (4.21m x 3.30m)

Dining Room: 13'4 x 12'8 (4.10m x 3.93m)

Kitchen/Breakfast Room:
29'0 x 10'0 (8.85m x 3.05m)

Conservatory: 12'11 x 11'6 (3.94m x 3.55m)

Utility: 8'2 x 11'4 (2.50m x 3.50m)

W.C: 7'4 x 4'2 (2.27m x 1.30m)

FIRST FLOOR

Bedroom One: 15'8 x 10'2 (4.82m x 3.10m)

Ensuite: 10'7 x 6'3 (3.27m x 1.91m)

Bedroom Two: 16'6 x 11'3 (5.09m x 3.46m)

En-suite: 9'9 x 6'1 (2.97m x 1.85m)

Bedroom Three: 13'3 x 10'6 (4.08m x 3.26m)

En-suite: 9'0 x 5'6 (2.76m x 1.71m)

Bedroom Four: 11'4 x 10'3 (3.50m x 3.12m)

En-suite: 10'5 x 5'5 (3.18m x 1.65m)

Garage: 18'0 x 18'0 (5.50m x 5.50m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: LPG

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

Tenure: Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: G

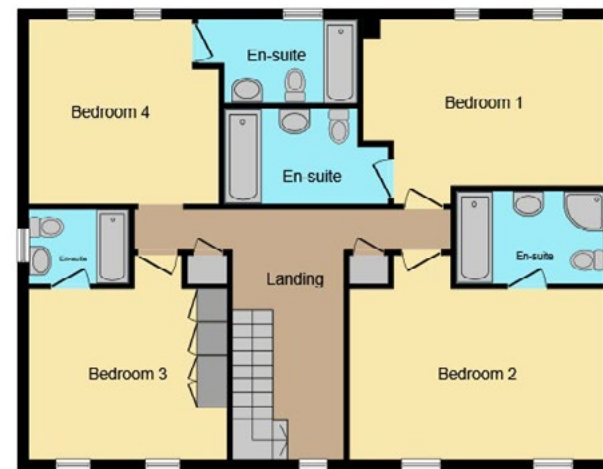
EPC Rating: E

M00008725.AB.JD.23/01/2026.V.1

Floor Plans



GROUND FLOOR



FIRST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 56 D |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |



For more information please contact our branch today via:
T: 01670 511711 morpeth@rmsestateagents.co.uk

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.