



# *The Willows*

MORPETH, NE61 3JG

**RMS** | Rook  
Matthews  
Sayer

INCORPORATING  
*Fine* LIVING



6 BEDROOMS  
4 BATHROOMS  
2 RECEPTION ROOMS

ASKING PRICE  
**£950,000**

## *Substantial detached family home*

Very rarely found on the market, sits this substantial six bedroomed detached family home at Peacock Gap. Nestled within a small cluster of luxury high end homes, this is a highly sought after and exclusive development set within Morpeth. Thoughtfully upgraded and beautifully enhanced by the current owners, the property offers a stylish and contemporary living space, perfectly suited to modern family life, with high-quality finishes and surrounded by a mature, well-maintained garden, which pops with colour and vibrancy. This beautiful home is well suited to those seeking a peaceful setting, while remaining within easy reach of the amenities of the historic market town of Morpeth, located a short walk away. Morpeth boasts a blend of traditional shopping options, alongside national retailers, as well as schooling for all ages, a vibrant selection of bars and restaurants and excellent leisure facilities. Transport links are well-catered for, with local bus routes, the A1 trunk road providing convenient access both North and South, and Morpeth's mainline railway station offering connections to Newcastle, Edinburgh and London. For commuters, Newcastle city centre and Newcastle International Airport are both approximately 16 miles away.



## *Warm, light-filled living room*

Upon entering, you are greeted by a large driveway which leads to the grand entrance of the property and into the convenient porch, which doubles up as a cloakroom. This leads seamlessly into the hallway, from here the main lounge can be accessed. The substantial sized lounge is flooded with natural light due to the dual aspect windows, which offer views over the front driveway and side patio. The lounge has been complimented with an electric fire and surround, adding a touch of warmth. The spacious formal dining room offers ample space for a family dining table and chairs. To the rear of the impressive dining room are double-glazed patio doors, which open onto the rear garden, allowing for a seamless transition between indoor and outdoor.



# *Exquisitely designed kitchen*

The kitchen and sunroom are the heart of this grand home. They have been exquisitely designed, so that they blend style and functionality, ideal for both everyday living and entertaining. The generously appointed kitchen boasts high spec units and a range of integrated appliances, that include fridge/freezer, dishwasher and aga cooker. The many wall and base units offer an abundance of storage. The light and airy sunroom is one of a kind and offers uninterrupted views with access to a patio area, where you can soak up the rays. The sunroom is a great addition, allowing its new owners to relax and soak up the picture-perfect garden views. You further benefit from a convenient utility room and a beautifully finished downstairs W.C.





## *Stunning master bedroom*

Ascending to the first floor, the landing provides access to five well-proportioned bedrooms, finished with modern décor throughout. The principal bedroom is a vast space that runs the full width of the property, featuring views to the front and rear. The principal bedroom comes complete with its own ensuite bathroom, which has been finished with a free-standing bath tub, separate shower, basin and W.C.



## *Spacious bedrooms & bathroom*

The second bedroom is well-sized making it the ideal guest room, which comes complete with large fitted wardrobes and its own ensuite bathroom, featuring a walk-in shower, wall mounted wash basin, W.C and inset ceiling spotlights. Two further double bedrooms share an opportune Jack & Jill en-suite, complete with a tiled shower enclosure, wall-mounted wash basin, WC, inset spotlights and an extractor fan. The first floor is complete with a well-designed dressing room, which comes with practical fitted wardrobes, this could be used a sixth bedroom to suit.



## *Additional second floor*

Ascending to the second floor, you are greeted with a vast open space which could serve many purposes. From here a further bedroom and bathroom can be accessed. The bright and airy bedroom benefits from two dormer windows, offering fantastic views of the surrounding fields. The bathroom has been beautifully finished with a wash basin, WC and separate shower.

## *Enclosed, tranquil garden*

Externally, the property boasts real kerb appeal with a large well-maintained frontage. The gravel driveway provides parking for several cars, which leads to the double garage which has an electric door. To the rear you have a fully enclosed and well-designed garden, which offers you your very own tranquil oasis to relax in. The garden currently features a laid to lawn level area with a spacious paved patio. It is a sheer credit to its current owners and will suit someone who enjoys outdoor living at its finest.



# Property Description

**Porch:** 4'6 x 8'0 (1.40m x 2.43m)

**Lounge:** 20'7 x 17'6 (6.27m x 5.33m)

**Dining Room:** 12'4 x 20'7 (3.76m x 6.27m)

**Kitchen:**

20'7 x 16'3 Max Points (6.27m x 4.95m Max Points)

**Sun Room:** 14'4 x 12'6 (4.37m x 3.81m)

**Utility Room:** 7'5 x 5'4 (2.26m x 1.63m)

**W.C:** 5'4 x 4'9 (1.64m x 1.49m)

**Bedroom One:**

20'7 x 18'2 Max Points (6.27m x 5.54m Max Points)

**Ensuite Bathroom:** 9'7 x 7'7 (2.92m x 2.31m)

**Bedroom Two:**

11'6 x 14'7 Max Points (3.51m x 4.45m Max Points)

**Ensuite:** 5'5 x 10'9 (1.65m x 3.28m)

**Bedroom Three:**

13'6 x 11'7 Max Points (4.11m x 3.53m Max Points)

**Bedroom Four:**

12'11 x 10'11 Max Points (3.94m x 3.33m Max Points)

**Jack and Jill Bathroom:**

4'1 x 10'3 (1.24m x 3.12m)

**Bedroom Five:** 9'10 x 16'11 (3.00m x 5.16m)

**Games Room:** 31'7 x 14'5 (9.63m x 4.39m)

**Bathroom:** 14'5 x 9'00 (4.39m x 2.74m)

**PRIMARY SERVICES SUPPLY**

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** MAINS

**Heating:** MAINS GAS

**Broadband:** FIBRE

**Mobile Signal Coverage Blackspot:** NO

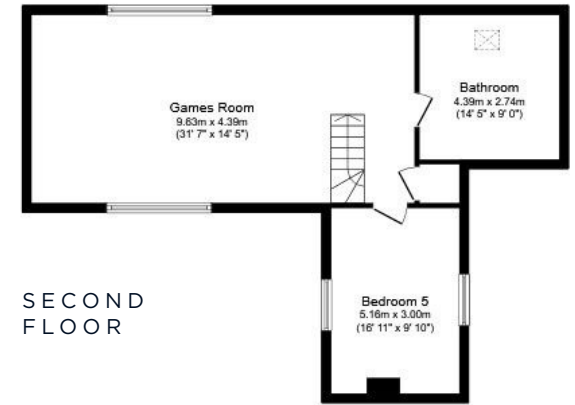
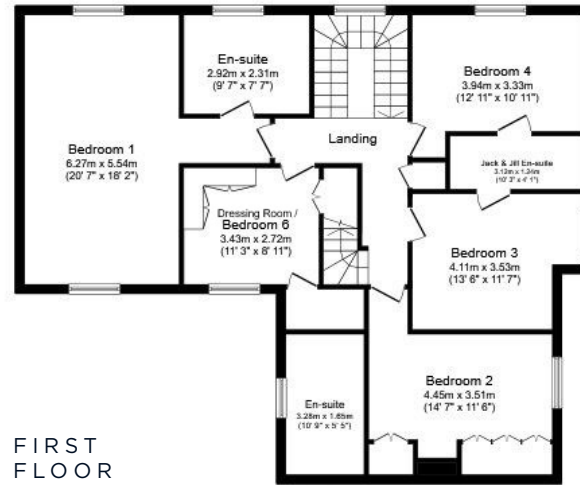
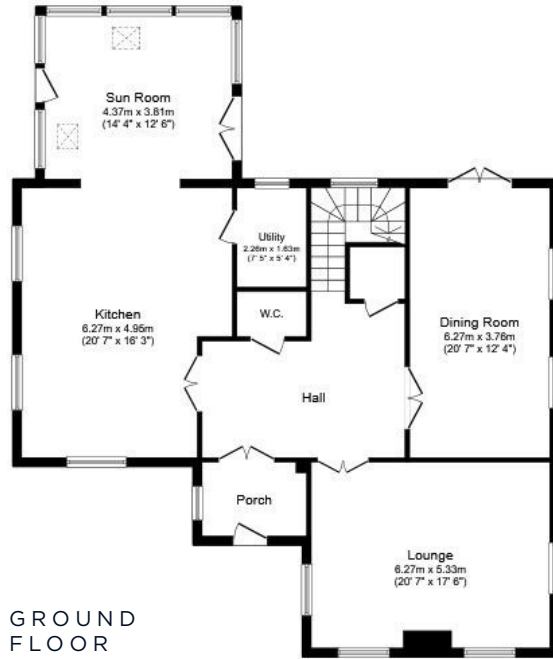
**Parking:** LARGE DRIVEWAY PLUS DOUBLE GARAGE

**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:** C

M00008803.LB.JD.14/05/2026.V.2



**GARAGE**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 80 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



For more information please contact our branch today via:

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