

# SIGNATURE

## NORTH EAST

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📍 Cresswell Home Farm, Morpeth NE61 5UP

# Cresswell Home Farm, Morpeth NE61 5UP

**Offers Over £400,000**

Signature North East welcomes to the market this spectacular 4 bedroom, 3 bathroom Barn Conversion, nestled between Cresswell Beach and Ellington Village. Refurbished throughout, this property boasts original stonewall features, sea and countryside views, and downstairs underfloor heating. Just a short drive away lies Ellington, a charming coastal village offering all necessary amenities, while the quiet and unspoilt Cresswell beach is a mere stroll from your front door, perfect for leisurely walks and family outings.

Upon stepping through the front door of this property, you're welcomed into an open-plan living room and kitchen area, where natural light floods the space through a beautiful set of glass doors. The sitting room offers ample space for desired furnishings, creating a cosy yet airy atmosphere. The kitchen boasts attractive wall and base units, sleek countertops, and a peninsula perfect for informal dining or breakfast for four. Integrated appliances include a fridge/freezer, washing machine, and dishwasher, with convenient access to the utility room. Adjacent is the formal dining room, easily accommodating a large table, with access to the garden, and a downstairs WC, making it ideal for entertaining.

Continuing upstairs, you'll discover four generously sized bedrooms and a family bathroom. The master bedroom easily accommodates a king-size bed and features an en-suite complete with a walk-in shower, WC, and hand basin. The remaining three bedrooms offer ample space for all your desired furniture, ensuring comfort and functionality. The family bathroom is well-appointed with a bathtub, shower, hand basin, and WC, providing convenience for all residents.

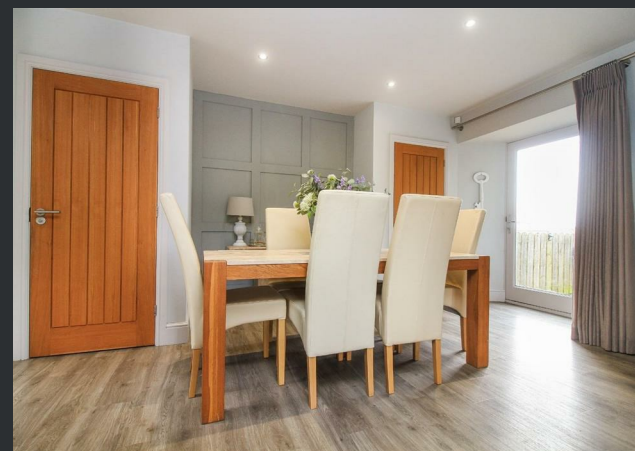
Externally, this home boasts a large front garden laid with lawn and an ample patio area, perfect for outdoor furniture and entertaining.

As you explore the back garden, you'll be greeted by breath-taking countryside views. Stretching out before you, the serene landscape offers a picturesque backdrop, perfect for relaxation and enjoying the tranquillity of rural life.

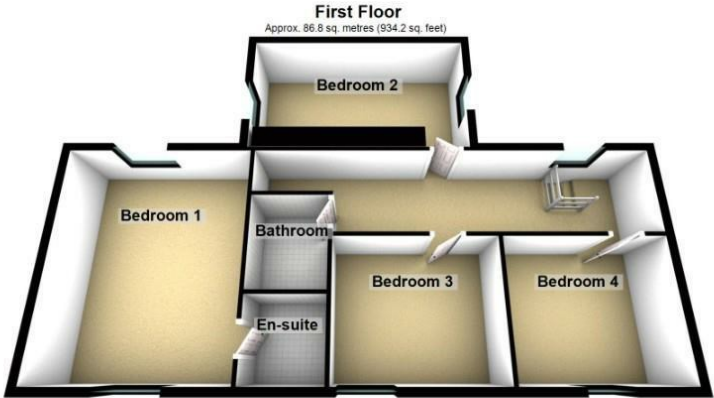
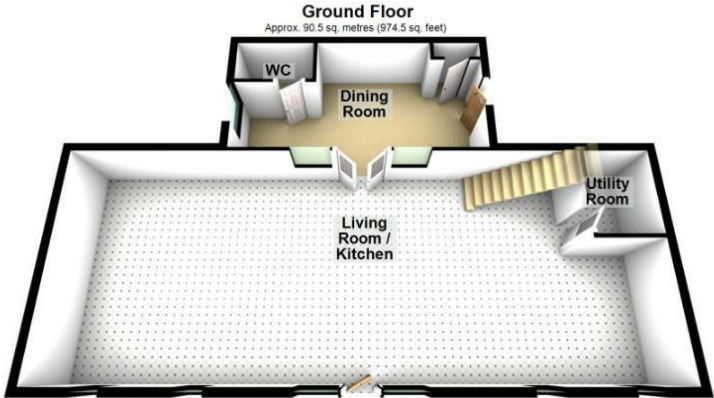
Parking is never an issue with 2 dedicated bays at front, and car park at the Back.

To arrange a viewing of this exquisite property, simply give Signature North East a call today. Our dedicated team will be delighted to schedule a viewing.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 177.3 sq. metres (1908.7 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room / Kitchen  
44'7" x 17'2"

Dining Room  
20'4" x 9'10"

Utility Room  
6'8" x 5'3"

WC  
6'4" x 3'6"

Bedroom One  
17'2" x 13'5"

En Suite  
6'0" x 5'9"

Bedroom Two  
17'3" x 9'10"

Bedroom Three  
12'0" x 10'3"

Bedroom Four  
11'10" x 10'3"

Bathroom  
7'1" x 5'9"

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 70      | 77        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





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