



Bullers Green Morpeth

- Grade II listed building
- Three bedrooms
- Period features
- Courtyard to rear
- Small garage/cellar
- No onward chain

Auction Guide Price: **£ 265,000**

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ROOK
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Bullers Green, Morpeth

Grade II listed eighteenth century coaching house steeped in history. Believed to be one of the oldest dwellings in Morpeth, Oliver Cromwell is said to have once spent a night on his way to combat in this unusual house. He stopped in what is now the cellar with his horse on his way to invade Scotland in 1650. The house was once a secret Roman Catholic Mass Preparation House when Catholics had nowhere to worship in Morpeth.

Cleverly and sympathetically modernised, blending the best of the 'old and the new' this splendid dwelling will leave a memorable impression.

Surprisingly light and airy, occupying an elevated position with fine distant aspect, the accommodation is spread over two floors but it is worth noting there is an integral staircase leading to a basement garage/cellar, which could be adapted for further living space.

The layout comprises:- hallway, two generously proportioned reception rooms, outstanding expensively fitted dining kitchen with range and built in appliances and Granite worktops, landing, three bedrooms with built in furniture to two and lavish refitted bathroom/W.C..

Externally small-town courtyard to the rear with the addition of a small garage and permit parking is available.

Guaranteed to impress the discerning purchaser with early Vacant Possession assured, viewing is imperative.

Lounge: 16'3 x 14'2 (4.95m x 4.32m)
 Second reception: 18'1 x 13'9 (5.51m x 4.19m)
 Kitchen: 17'6 x 9'0 (5.33m x 2.74m)
 Bedroom One: 14'1 x 13'6 (4.29m x 4.12m)
 Bedroom Two: 14'1 x 13'4 (4.29m x 4.06m)
 Bedroom Three: 10'1 x 9'8 (3.07m x 2.95m)
 Bathroom: 7'0 x 5'7 (2.13m x 1.70m)
 Garage: 18'0 x 13'3 Max points (5.49m x 4.04m) Max points

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains gas. New Worcester Bosch boiler fitted 2 years ago.
 Broadband: Full fibre
 Mobile Signal / Coverage Blackspot: No
 Parking: Small garage and permit parking

RESTRICTIONS AND RIGHTS

Listed: Yes Grade II
 Conservation Area: Yes
 Restrictions on property: No
 Easements, servitudes or wayleaves: No
 Public rights of way through the property: No

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

EPC Rating: D

Council Tax Band: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.

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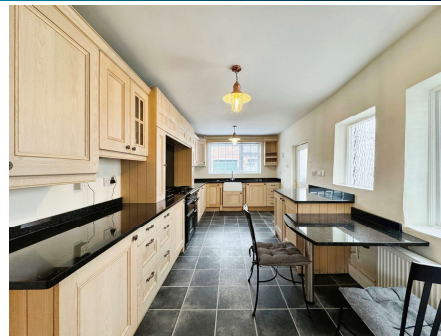
Bullers Green, Morpeth



Bullers Green

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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