

# Finest

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Netherwitton Village | Morpeth | Northumberland

Willow House



# “An Elegant Village House with Beautiful Established Gardens”

## The Property

Occupying a particularly private position within the sought-after conservation village of Netherwitton, Willow House is a substantial detached stone-built property extending to over 3,300 sq ft, set within beautifully landscaped gardens and enjoying a peaceful setting surrounded by mature trees and established planting. Designed in keeping with the traditional rural stone-built properties for which this part of Northumberland is renowned, the house combines timeless architecture with contemporary finishes and generous proportions, creating a home of both character and practicality.

Approached via a private driveway leading to a substantial double garage, the house immediately conveys a sense of quality and permanence. The handsome stone elevations, symmetrical façade and carefully maintained grounds create an impressive first impression, while inside, the accommodation has been thoughtfully designed to accommodate both family life and entertaining on a generous scale.

The reception hall serves as a striking introduction to the house. Oak flooring, bespoke wall panelling and an impressive oak staircase combine to create a welcoming and elegant space, while a large arched stairwell window draws natural light deep into the centre of the home and provides an attractive architectural focal point. From here, the principal reception rooms unfold naturally around the hall.

The sitting room is a particularly comfortable and well-proportioned space, centred around a wood-burning stove set within a stone fireplace. French doors open directly onto the gardens, allowing the room to connect effortlessly with the outdoor spaces during the warmer months, while large windows frame views of the surrounding greenery throughout the year.



Across the hall, the formal dining room provides an excellent setting for larger gatherings and celebrations. Generously proportioned and filled with natural light, it offers the flexibility to accommodate both formal entertaining and more relaxed family occasions.

The kitchen and breakfast room has been designed as a contemporary counterpoint to the traditional character of the house. Gloss cabinetry is complemented by extensive granite work surfaces and a substantial central island, creating a highly functional workspace while maintaining a clean and refined aesthetic. A range of integrated AEG appliances, including a wine cooler, are seamlessly incorporated, while generous storage and preparation space ensure the room performs as well as it looks. Wide bi-fold doors open directly onto a sheltered stone terrace, creating an excellent environment for indoor and outdoor dining and allowing the gardens to become a natural extension of the living space during the summer months. Beyond the kitchen, a useful utility room provides additional storage and laundry facilities, while a conveniently positioned cloakroom/WC serves the ground floor. An adjoining office offers valuable flexibility for home working, study or hobby use, complementing the practical day-to-day requirements of the house.

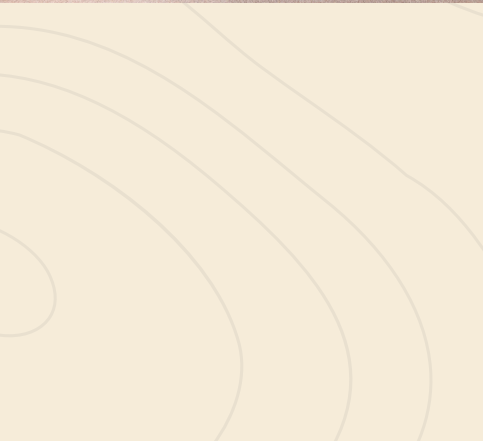
The first floor is arranged around a central landing and provides four generous bedrooms. The principal suite enjoys a peaceful outlook over the gardens and surrounding mature trees, complemented by a walk-in wardrobe, a separate storage cupboard and a spacious en-suite shower room.





A second guest bedroom also enjoys en-suite facilities, while two further bedrooms are served by a well-appointed family bathroom complete with both bath and separate shower.

Throughout the house, the accommodation is notable for its excellent proportions, high ceilings and abundance of natural light, creating a welcoming atmosphere that feels both spacious and comfortable.



Google Maps

what3words



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### Wayleaves, Easements & Rights of Way

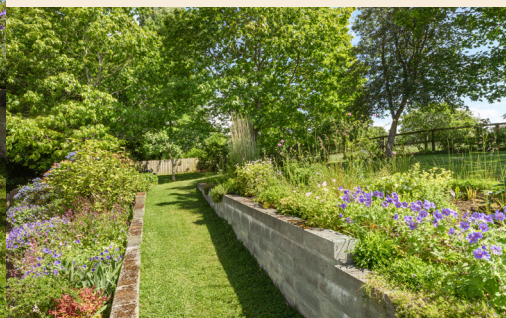
The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

### Postcode Council Tax EPC Tenure

NE61 4NU Band G Rating C Freehold

### Services

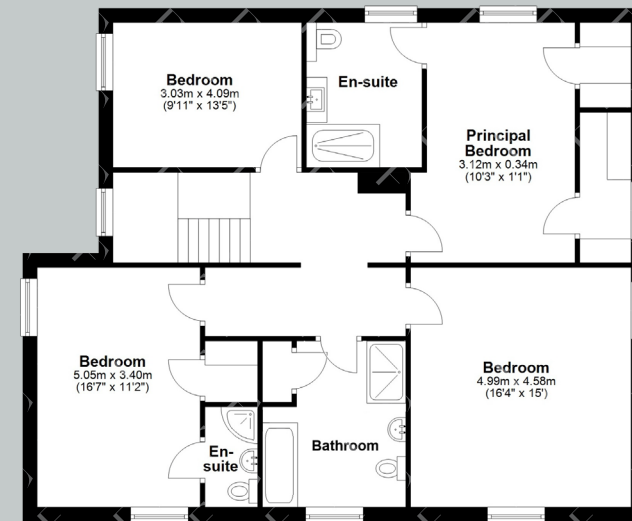
Oil Central Heating. Mains electricity and water.  
Drainage to small sewage treatment plant.



# Floor Plans



Ground Floor



First Floor

Total area: approx. 312.6 sq. metres (3364.9 sq. feet)

# Finest

Viewings Strictly by Appointment



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