



A unique opportunity to create a magnificent family property  
Fir Tree Copse, Hepscott, NE61 6LH

**FINE** LIVING

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## Fir Tree Copse, Hepscott, NE61 6LH

- Four bedroomed detached family house
- Highly sought after location
- Planning Permission to extend 8,500 sq ft
- Plot extending to approximately 1 acre
- En suite shower room to master bedroom
- Double garage and large gardens

£795,000

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An unusual opportunity to purchase a good sized four bedroomed detached family house on a magnificent plot extending to approximately 1 acre in the highly sought after village of Hepscott. The property has full Planning Permission to substantially extend the property to create a large family home with extensive family and leisure accommodation including new kitchen, garage, orangery, extended lounge and three further bedrooms. This imposing property would lend itself perfectly to this mature plot, being partially wooded. This is a rare and unusual opportunity, with full plans being available for inspection within our Morpeth office and early inspection is recommended.

The existing accommodation comprises briefly: Spacious reception hall, cloakroom/WC, 28ft lounge, sun lounge, 17ft dining room, 28ft breakfasting kitchen, utility room, first floor galleried landing, 19ft master bedroom with en suite shower room, two further bedrooms, spacious family bathroom and additional room useful for a number of purposes. There is a double garage. Hepscott is a highly desirable village, well placed for access to surrounding areas as well as the A1, making it ideal for commuting to Newcastle.

### The Accommodation Comprises:

#### Reception Hall 20' 5" (6.22m) x 17' 3" (5.26m)

Double glazed window and door to front, ornate corniced ceiling with rose, dado rail, two central heating radiators concealed within decorative panels, staircase leading to first floor landing.

#### Cloakroom/WC

Fitted with low level WC and wash hand basin, central heating radiator within a decorative panel, coved ceiling, window to front.

#### Lounge 28' 1" (8.56m) x 16' 8" (5.08m)

Superb Adam style open fireplace with marble insert and hearth, ornate corniced ceiling, inset ceiling spotlights, two central heating radiators concealed within decorative panels, two arched windows to side, window to front, double doors to:

#### Sun Lounge 12' 11" (3.94m) x 6' 1" (1.85m)

Parquet floor, wall lights, double glazed sliding patio doors to rear garden.

#### Dining Room 17' 0" (5.18m) x 11' 9" (3.58m)

Coved ceiling and rose, picture panels with wall lights, arched recess with glazed display shelving, parquet flooring, central heating radiator concealed within decorative panel and two arched windows to front.

#### Breakfasting Kitchen 13' 2" (4.01m) x 28' 1" (8.56m)(Max)

Fitted with a good range of wall, base and display units with inset single drainer sink unit to tiled and timber edged work surfaces with tiled surrounds, extractor hood over cooker area, tiled floor, exposed feature brick walls incorporating fireplace with brick hearth and solid wood mantle shelf, tiled floor, two double panel central heating radiators, archway to:

#### Conservatory 10' 6" (3.2m) x 8' 4" (2.54m)

Tiled floor, double glazed windows to rear garden.

#### Utility Room 10' 11" (3.33m) x 9' 6" (2.9m)

Inset stainless steel sink unit, cupboard housing central heating boiler, plumbing for automatic washing machine, window to side and door to garage and rear.

### **First Floor Galleried Landing**

Ornate corniced ceiling and rose, dado rail, central heating radiator concealed within decorative panel.

### **Bedroom One 13' 2" (4.01m) x 19' 0" (Max) (5.79m)**

Very well fitted with an extensive range of wardrobes, drawer units, dressing table, display units, double headboard and bedside cabinets, central heating radiator concealed within decorative panel, coved ceiling, window to front.

### **En Suite Shower Room/WC 14' 11" (4.55m) x 6' 10" (2.08m)**

Well fitted with suite in white comprising low level WC, pedestal wash hand basin and corner shower cubicle with mains shower unit, fully tiled walls and floor, heated towel rail/radiator, fitted storage/display cabinet, inset ceiling spotlights, double panel central heating radiator with towel rail over, window to side.

### **Bedroom Two 18' 3" (5.56m) x 13' 8" (4.17m)**

Again, well fitted with an excellent range of wardrobes, dressing table and drawer units, coved ceiling, central heating radiator concealed within a decorative panel, window to rear.

### **Bedroom Three 14' 8" (4.47m) x 8' 3" (2.51m)**

Coved ceiling, central heating radiator concealed within a decorative panel, window to front.

### **Bedroom Four 17' 9" (5.41m) x 17' 4" (5.28m)**

Central heating radiator, wardrobes and two Velux windows.

### **Bathroom/WC 15' 5" (4.7m) x 10' 3" (3.12m)**

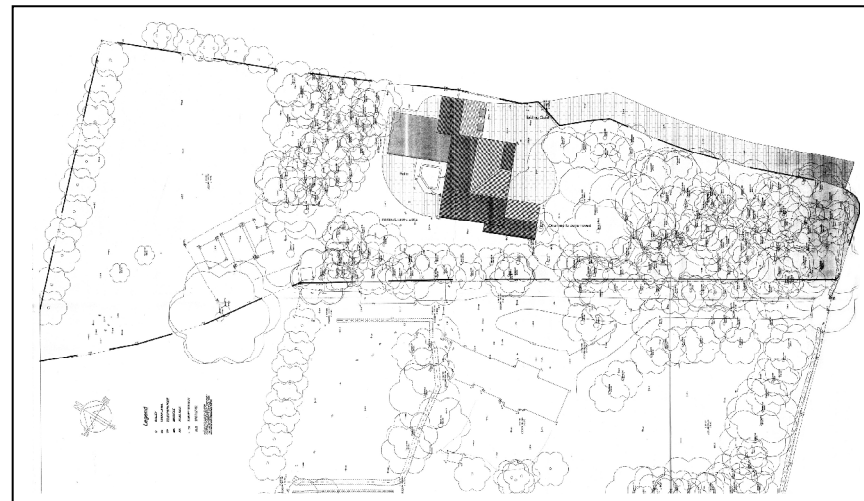
With white suite by Villeroy and Boch comprising W.C., wash hand basin, corner bath, walk in electric shower, fully tiled walls and floor, wall hung storage cabinets and window to rear.

### **Double Garage**

To the side of the property with twin up and over doors, range of units, electric lights and power points.

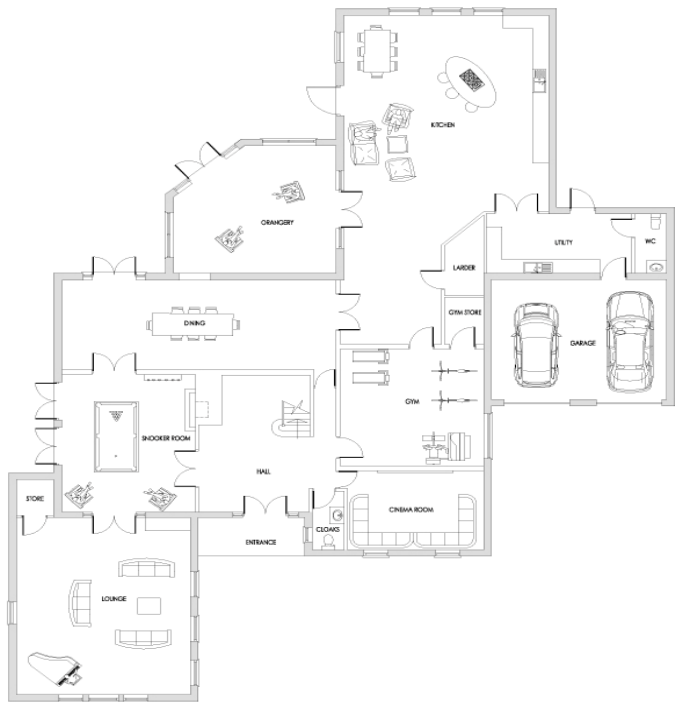
### **Externally**

The property stands in grounds extending to circa 1 acre with five bar gate leading to the driveway to the garage, large front garden screened by mature trees with lawns and a good range of plants and shrubs. To the rear of the property, there is a particularly substantial garden with lawns, mature trees, garden shed, pergola, range of plants, shrubs and vegetable garden.



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**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



