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TOGSTON HOUSE

North Togston, Morpeth





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Exceptional period residence set within extensive private grounds near Warkworth, offering substantial and character-rich accommodation alongside a beautifully renovated two-bedroom cottage. This impressive home combines historic charm with generous living space, making it ideal for family life, multi-generational living or lifestyle use.

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The main house provides multiple reception rooms with original features, a large kitchen/breakfast room with Aga, and up to six bedrooms arranged over three floors, including a versatile top-floor studio and loft space. Externally, the grounds are a standout feature, with landscaped gardens, orchards, paddocks and a traditional stable yard, as well as an entertaining barn. The separate cottage offers additional flexible accommodation, ideal for guests or holiday letting.

The property is ideally positioned close to Warkworth and Amble, with easy access to Alnwick and Morpeth. The stunning Northumbrian coastline is just minutes away, while excellent road and rail links provide connectivity to Newcastle, Edinburgh and beyond.





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THE HEART OF THE HOME

The internal accommodation comprises: an inviting entrance hall that leads into a welcoming reception hall with a wood-burning stove and a striking balustrade staircase. From here, there is access to an elegant drawing room, rich in character with original wood panelling and a feature fireplace, as well as an impressive sitting room with a wood-burning stove and French doors to the gardens. The kitchen/breakfast room forms the heart of the home and is fitted with bespoke cabinetry, an Aga and additional appliances, with ample space for dining. Off the kitchen are a boot room, pantry and WC, while a separate shower room and an additional WC complete the ground floor.





On the first floor, a bright landing provides access to four spacious double bedrooms and a nursery. The principal bedroom benefits from a recently renovated en-suite, while a modern family bathroom with a roll-top bath serves the remaining bedrooms.



On the second floor, there is a large double bedroom, currently used as a studio, along with a substantial loft room featuring a fireplace and offering excellent potential for further use.







THE PERFECT OUTDOOR SPACE

Externally, the property is set within extensive grounds including landscaped gardens, orchard areas, paddocks and a traditional stable yard, along with a versatile entertaining barn. A fully renovated cottage/annexe is accessed via the stable yard, comprising a cosy sitting room with a wood-burning stove and a characterful kitchen/breakfast room. To the first floor are two double bedrooms, one with a mezzanine library, and a modern family bathroom, offering ideal guest or holiday accommodation.



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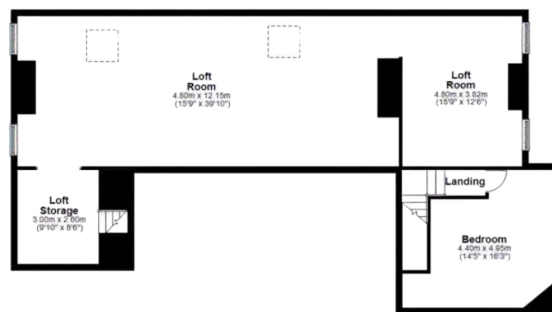
Ground Floor
Approx. 478.2 sq metres (5125.9 sq feet)



First Floor
Approx. 225.1 sq metres (2423.5 sq feet)



Second Floor
Approx. 198.2 sq metres (195.7 sq feet)



Total area: approx. 811.4 sq. metres (8734.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	43 E	
21-38	F		
1-20	G		

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Jesmond

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NE2 2DN
0191 466 1992

Morpeth

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NE61 1NL
01670 202 008

Ponteland

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