

# An Elegant and Spacious Detached Country House with 5 Bedrooms and 6 Bathrooms Occupying an 18 Acre Country Style Estate



Meadow View Farm, Newcastle upon Tyne, NE62

Price guide £720,000



Trading Places





A superb opportunity to acquire a very substantial five bedroom detached family home, occupying a generous plot of land together with a barn, paddock and equestrian centre. The property is approached via a long drive way leading to large parking and turning areas at both the front and rear of the property, the main house with double attached garage, barn, a further 2 double detached garages in one block and enclosed paddock. The property also benefits from a separate gated entrance leading to an equestrian centre comprising of 21 loose boxes, approximately 18 acres of grazing land and menage. Meadow View estate is situated on the A1068 located between Bedlington and Choppington, the position offers excellent access to local amenities. The property is located close to Plessey Woods and surrounded by lovely countryside but still ideally located for the main road links to surrounding towns and villages including Morpeth, Cramlington, Blyth and making commuting ideal for those working near Newcastle upon Tyne. The rooms downstairs include a spacious hallway, fully fitted heated cloakroom and W/C. An impressive country farmhouse kitchen with generous dining area, classic fused with a hint of contemporary design is seen in the beautiful kitchen providing a hub for family life. A separate formal dining room, a fully fitted ergonomically designed office, which also provides access to a spacious utility room, which includes a second kitchen with a second cloak W/C and an integral double garage. A spacious west facing drawing room gives excellent unrestricted views to the open aspect at the rear of the property, which by day has a tranquil view of horses grazing contentedly or playing in the paddocks, or the most exquisite sunsets in the evening. On the first floor, a galleried landing, leads to master bedroom, with 4 piece en-suite bathroom, a separate beautifully tiled family 5 piece bathroom with Jack and Jill wash basins and four further double en-suite bedrooms making 5 in total, which like the rest of the house have been beautifully finished. A further set of elegant buildings is also offered greatly enhancing the potential of the property. The first, a traditional stone Barn, a Dormer Bungalow style building, which may easily be converted into either a stand alone 3 bedroom bungalow of spacious proportions for staff or ageing parents, or, alternatively, could easily be joined to the existing house to make an 8 bedroom home of magnificent proportions, depending on the purchasers requirements. There are a further 2 double garages in one detached block, of truly spacious proportions. Making 3 double garages in total, all are fitted with electrically operated doors. Ideal for a multi car family or Dad with a beloved Classic Car collection.

## Price guide £720,000



## Country living with Style

Leisure facilities - Equestrian interests are well catered for with an excellent equestrian yard. Comprising of Spanish Hacienda style enclosed court yard, 21 loose boxes, feed room, a hay store and tack room. There is a fine all weather ménage. The 18 acres of grounds and setting are of particular note, a significant woodland nature reserve feature is on the northern border and woodland on the west side, provides dappled shade in the summer and shelter from the wind in winter for the horses. Squirrels, birds, fox and even deer are regular welcome visitors to the property.

## Entrance Hall

A large and spacious entrance from the east side via upvc double glazed door, laminate flooring, two radiators, burglar alarm pad, smoke alarm, coving, built in double heated wardrobe and storage cupboard, upvc door to rear west side entrance.

## Cloakroom W/C

Comprising of upvc double glazed window to rear, pedestal wash hand basin, low level w/c, fully tiled walls, ceramic tiled floor, ladder style radiator.

## Study 3.74 x 3.13 (12'3" x 10'3")

This room also has UPVC double glazed windows looking out to the front of the property and incorporates plenty storage. The utility room can be accessed from here.

## Utility Room 3.80 x 3.55 (12'6" x 11'8")

Again looking out to the front of the property via a UPVC double glazed window this room has all the aspects needed in a utility room such as many wall and base units, a sink unit, and plumbing to suit a washing machine. Again adapting the high finish seen in the rest of the house.

## Breakfasting Kitchen 7.54 x 5.04 (24'9" x 16'6")

This large kitchen incorporates large walnut fronted units, two stainless steel sinks complete with drainers, two gas hobs each with an extractor fan, split level oven, fridge freezer, dishwasher, TV point, and two radiators. Again the room is finished to a high specification.

## Dining room 3.87x3.75 (12'8")

UPVC double glazed window to rear, ceiling rose, coving, radiator.

## Lounge 5.95x4.93 (19'6")

Two UPVC double glazed windows overlooking open aspects and unrestricted beautiful panoramic views and spectacular sunsets at the west facing side of the property, two radiators, telephone point, TV point, stone open fire and gas fire insert.

## First Floor landing

UPVC double glazed window to front, two radiators, smoke alarm, coving, loft hatch and built in heating airing cupboard.

## Master Bedroom 5.38x4.68 (17'8")

Two UPVC windows overlooking west facing open aspects and unrestricted beautiful panoramic views at the rear of the property, built in his and hers wardrobes with mirrored sliding doors, built in storage cupboard, two wall mounted bedside lights, TV point, telephone point, coving, ceiling rose.

## Master bedroom en-suite 3.32x1.86 (10'11")

Comprising of a four piece suite; panelled bath, low level w/c, pedestal wash hand basin, double shower cubicle, fully tiled walls, ceramic tiled floor, UPVC window to side, heated chrome towel rail.

## Bedroom Two 4.53x4.23 (14'10")

UPVC window with open aspect and beautiful panoramic views to the rear, built in mirrored sliding doors wardrobe, two wall mounted bedside lights, radiator, TV point, telephone point, coving, ceiling rose.

## En-suite 2.21x1.45 (7'3")

Three piece suite comprising of double shower cubicle, low level w/c, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, radiator, wall mounted light, UPVC double glazed window to side.

## Bedroom three 4.48x4.21 (14'8")

UPVC double glazed window overlooking the unrestricted east facing open aspects at the front of the property, built in mirrored sliding doors wardrobe, two wall mounted bedside lights, TV point, telephone point, coving, ceiling rose, radiator.

## En-suite 4.48x4.21 (14'8")

Three piece suite comprising of double shower cubicle, low level w/c, pedestal wash hand basin, full tiled walls ceramic tiled floor, wall mounted light, radiator, UPVC double glazed window to side.

## Bedroom four 4.12x3.26 (13'6")

Upvc double glazed window overlooking the unrestricted east facing open aspects at the front of the property, built in wardrobes, two wall mounted bedside lights, TV point, radiator, coving, ceiling rose, pedestal wash hand basin, part tiled walls, built in shower cubicle.

## Bedroom five 3.13x3.06 (10'3")

Upvc double glazed window overlooking the unrestricted east facing open aspects at the front of the property, built in wardrobes and base unit, two wall mounted bedside lights, TV point, radiator, coving, ceiling rose.

## En-suite 2.32x1.48 (7'7")

Upvc double glazed window to side, double shower cubicle, low level w/c, pedestal wash hand basin, fully tiled walls, ceramic tiled floor, wall mounted light, built in shelving unit.

## Family Bathroom 3.44x2.51 (11'3")

Five piece suite comprising of double shower cubicle, low level w/c, built in vanity unit with his and her sinks, wall mounted mirror with two wall lights and shaving sockets, white bath with telephone style taps and shower fittings, built in alcove, fully tiled walls, radiator, UPVC double glazed window to rear.

## Attached double garage 5.75x5.05 (18'10")

Attached double garage with electrically operated, heavy duty, galvanised steel, sectional, double skinned, insulated door with remote control; two double glazed windows; loft hatch; power and lighting.

## Two detached Double garages 10.0x6.0 (32'10")

Two double detached garages in one block with electrically operated, heavy duty, galvanised steel, sectional, double skinned, insulated doors with remote controls; power and lighting.

## Barn 11.80x9.20 (38'9")

A recently built, elegant traditional stone barn is also offered greatly enhancing the potential of the property. The one and a half storey Dormer Bungalow style construction has a roller shutter door to rear, UPVC double glazed windows upstairs and down, two UPVC entrance doors. This versatile spacious utility building might be used in many ways and has potential for residential use subject to planning consent.

## Externally

Externally the property benefits from a large parking and turning area to the front and rear of the property, also providing access to double attached garage and two double detached garages and barn. To the rear is approximately 18 acres of grazing land along with 21 stables and arena. The Northern border benefits from a Woodland nature reserve, which gives a spectacular autumnal display of reds and golds as the trees exchange summer foliage for winter garb.

## Spacious Paddock to the front of the property

A spacious paddock to the front of the property may be considered to be sold by separate negotiation or included with the rest of the property as required.

## EPC











