

Medburn Lodge

THE AVENUE | MEDBURN | PONTELAND | NEWCASTLE UPON TYNE



FINEST
PROPERTIES



A substantial detached property with gorgeous new updates, superb interiors and swimming pool in a desirable location

Ponteland Village Centre 4.2 miles | Newcastle International Airport 4.9 miles
Newcastle City Centre 9.2 miles | Corbridge 12.8 miles | Morpeth 14.3 miles





Accommodation in Brief

Reception Hall | Sitting Room | Kitchen/Dining Room
Play Room | Cloakroom/WC | Swimming Pool | Bar | Wet Room
Principal Bedroom with En-suite Bathroom
Guest Bedroom with En-suite Shower Room
Three Further Bedrooms | Dressing Room | Bathroom

Integral Double Garage | Driveway Parking | Garden
Outdoor Seating Areas







The Property

Medburn Lodge is a substantial detached property with stunning contemporary interiors and a luxurious leisure suite nestled in a much sought-after location. Sensational new updates have been undertaken to bring a stunning and elegant refresh to Medburn Lodge, with exquisite attention to detail and rare style.

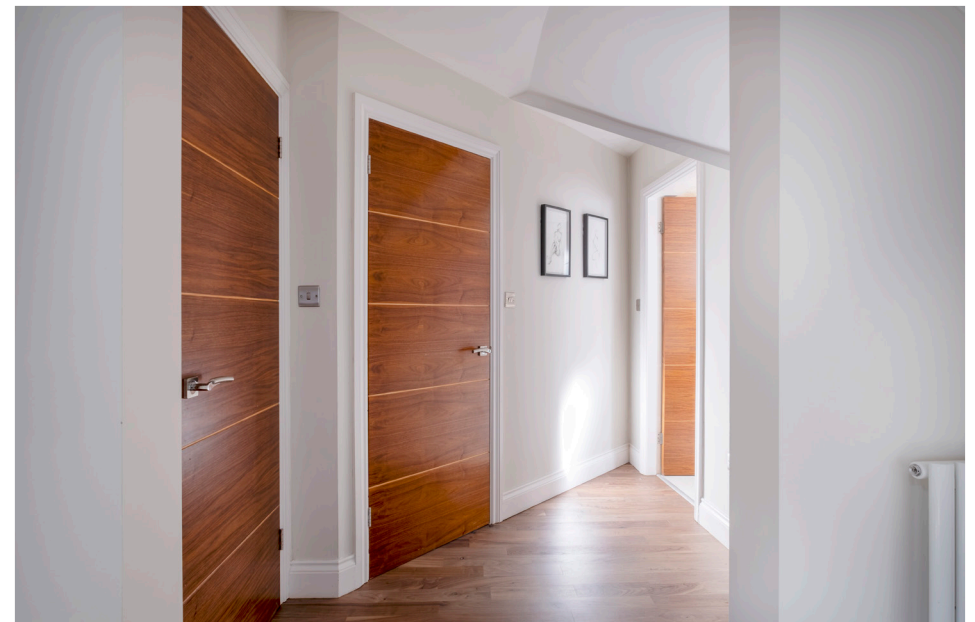
The stone-built property benefits from expansive living spaces that are finished to an exceptional standard with sleek, modern décor and high quality fixtures and fittings throughout. The layout has been conceived to provide bright and airy spaces ideal for contemporary lifestyles. The gorgeous swimming pool has also been refurbished and adds yet more to the desirability of this impressive home.



The front door opens to the open and inviting reception hall with gorgeous walnut flooring that flows out to the principal living accommodation. There is a useful cloakroom/WC to one side. The sitting room has a fantastic triple aspect including French doors to the garden. Clean lines and understated colour palettes create a relaxing atmosphere. At the heart of the home is the spectacular open plan kitchen and dining room. The desirable Poggenpohl kitchen is the ultimate in modern luxury, combining incredible design principles and craftsmanship with complete practicality. A striking range of contemporary units provides an abundance of storage and work space, and also houses high specification discreet integrated appliances. The central island has space for casual dining and there is plenty of room for a large table and chairs within the dining area with wrap around glazing. A door connects to the integral double garage. Another ground floor room is currently configured as a play room, but could become a snug or home office, depending on individual requirements.

Double doors from the reception hall open to the incredible leisure suite. The gorgeous swimming pool is stylishly tiled and twin sets of French doors open from the pool surrounds to the gardens. There is a bar in one corner of the pool room and the pool is served by a wet room.

There are five bedrooms arranged across the first floor offering great flexibility and versatility. Every room is finished to the high standard that is found throughout Medburn Lodge. The principal bedroom is served by a boutique-style en-suite bathroom, and the guest bedroom benefits from an equally well-appointed en-suite shower room. The remaining three bedrooms are served by the lovely family bathroom. In addition to the bedrooms, the first floor also boasts a large walk-in dressing room filled with space for every storage need.







Externally

Medburn Lodge is situated in a highly desirable location within a generous private plot extending in all to around 0.27 acres. A stone-pillared gated entrance leads to a block paved driveway with space for parking and access to the integral double garage. The gardens are mainly laid to lawn for ease of maintenance with fenced boundaries. There is a flagged patio to one side of the house and a decked terrace that wraps around the pool room to overlook the garden.

The current owners have prepared fabulous designs to newly landscape the gardens to create stunning outdoor space.

Local Information

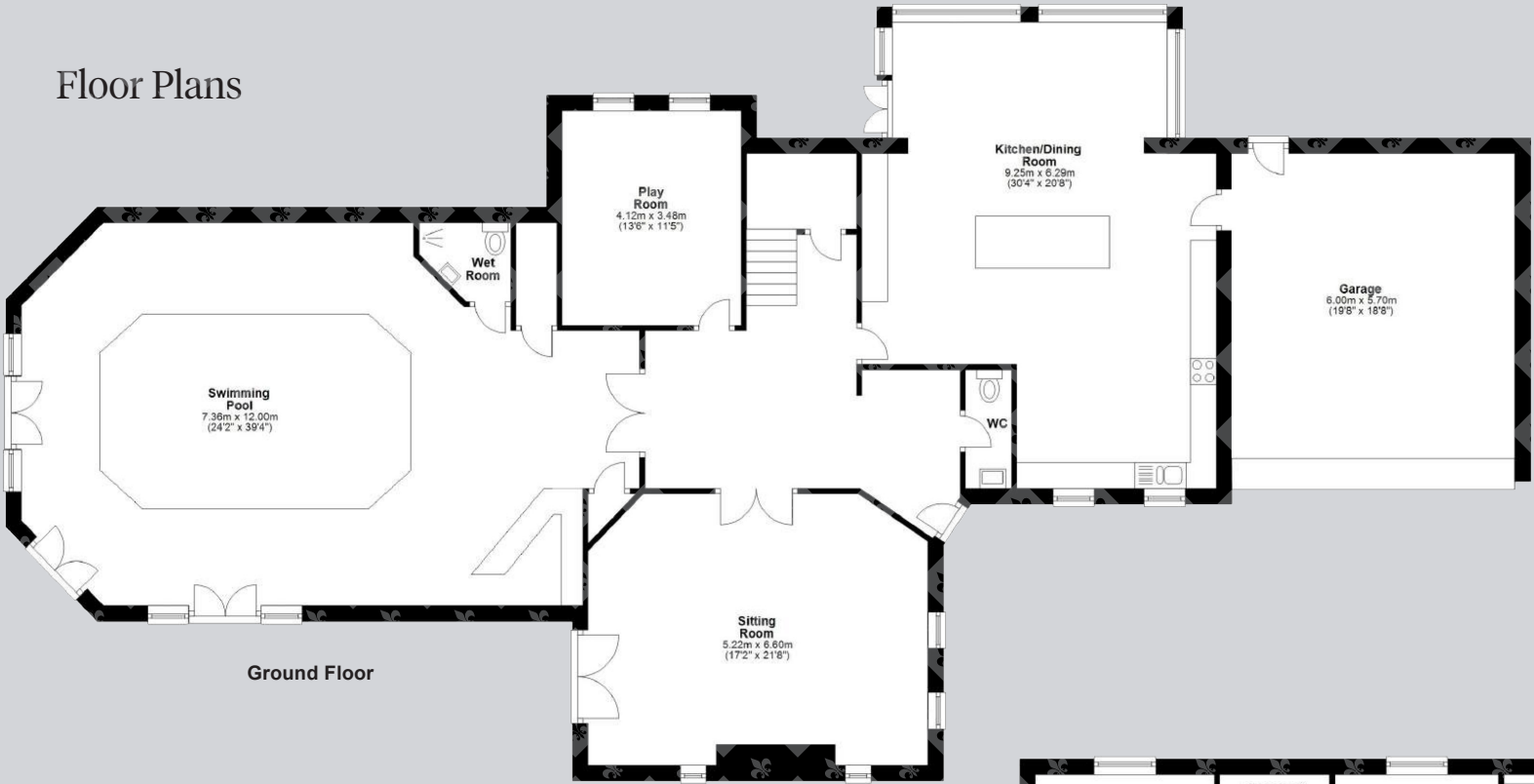
The Avenue is situated in the picturesque village of Medburn which is set in a beautiful rural location yet close to amenities. The nearby popular, historic village of Ponteland offers a good range of day-to-day facilities including newsagents, supermarkets such as Waitrose, public houses and wine bars, cafés, critically-acclaimed restaurants and bistros, boutiques and other local businesses together with a wide range of sports clubs and a leisure centre.

For schooling Ponteland offers an excellent choice of first, middle and senior schools. In addition, there are a number of private schools in Newcastle. There is a full range of professional services and hospitals as well as cultural, recreational and shopping facilities in Newcastle city centre.

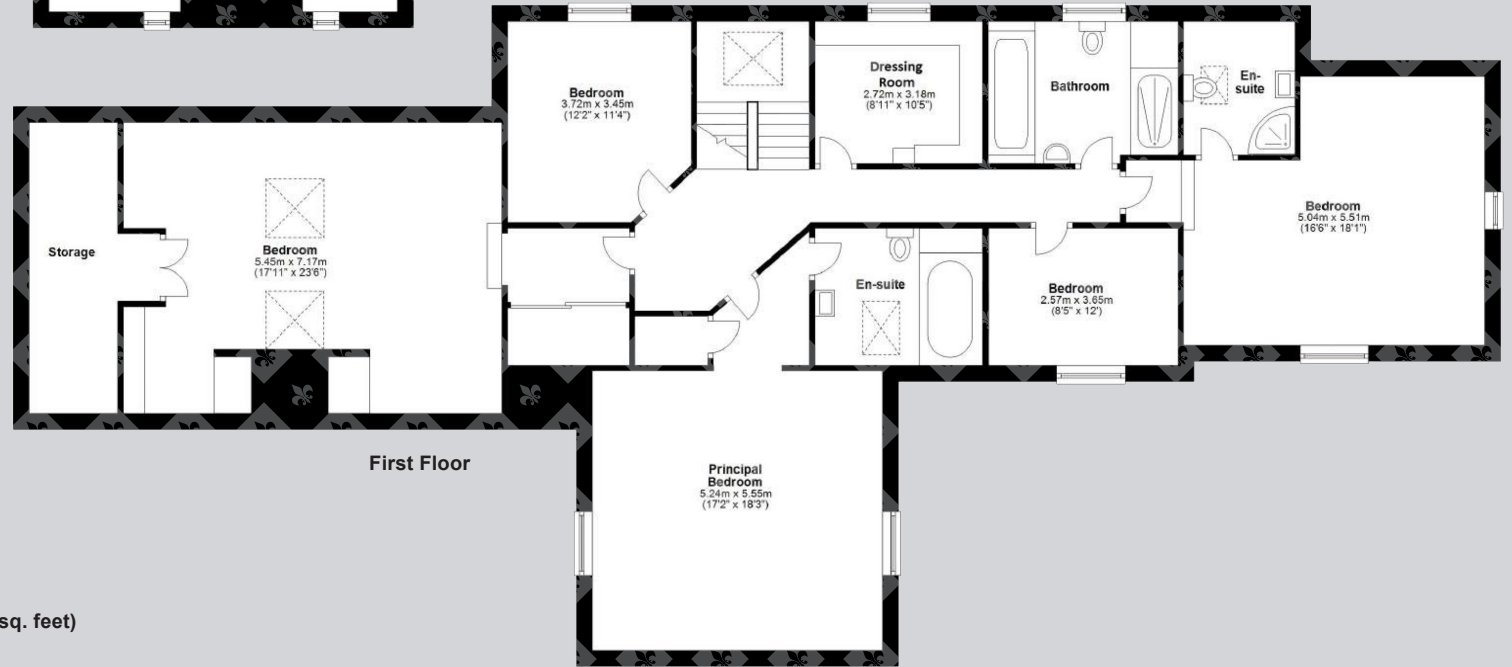
For the commuter Ponteland is conveniently located for access to Newcastle and beyond, with the A696 running through the village, and the A1 and A69 close by. Newcastle Central station offers main line services to major UK cities north and south and Newcastle International Airport is also within easy reach.



Floor Plans



Ground Floor



First Floor

Total area: approx. 458.9 sq. metres (4940.0 sq. feet)

Directions

From the centre of Ponteland take Callerton Lane (B6323) heading south west. At the roundabout take the second exit onto Middle Drive. Follow Middle Drive for 1.4 miles then at the T-junction turn left onto Western Way. After 0.8 miles turn right at the T-junction onto Stamfordham Road then after 0.3 miles turn right again signposted Medburn. Continue for 0.8 miles then turn right onto The Avenue. Follow The Avenue for 0.2 miles and Medburn Lodge is on the right-hand side.

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.

Services

Mains electricity, water and drainage. Oil-fired central heating. CCTV and remotely monitored alarm system.

Postcode

NE20 0JD

Council Tax

Band G

EPC

Rating D

Tenure

Freehold

Viewings Strictly by Appointment

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