



The Farmhouse | East Wallhouses Guide Price £595,000

This traditional stone built family home is finished to a high standard, perfectly combining traditional with contemporary throughout.



Ground Floor

A traditional style composite door with partial glazing and window above provide access into this beautifully finished family home. An attractive oak door on the right leads into the generous living room with large south facing window which overlooks the well maintained front garden and allows natural light to stream in. An inglenook fireplace with multi-fuel burner, wooden mantle and stone hearth and surround make a lovely homely focal point, ensuring this bright and spacious room is wonderfully cosy. Stone flagged floor with underfloor heating throughout downstairs gives the room a sleek finish further enhanced by feature central ceiling light and modern spotlighting.

Stone flagged flooring continues across the rear hall and into the dining room which is also south facing and enjoys similar attractive garden views through a large sash window. There is a decorative fireplace with stone surround and wooden mantle as well as modern central lights situated above the dining area making an attractive feature. This a great space for entertaining and family living.

Accessed from the rear hallway is the ground floor WC with low level toilet on a wood panelled wall and contemporary basin on top of built in storage unit with mirror and wall lighting above.

The kitchen lies to the rear of the property with two windows offering natural light as well as a partially glazed door which provides access to the rear. This generously sized room is finished to a high standard with feature exposed stone wall and traditional AGA complimented by tiling above. Floor mounted cabinets provide plenty of storage space, with further cabinets as well as drawers located in the central island. A stainless steel sink with mixer tap above is perfectly positioned in front of the window overlooking the rear courtyard. The kitchen also benefits from an integrated dishwasher and electric oven and hob.

From the kitchen a further oak door leads to the utility which is a cleverly designed space with additional sink and plenty of built-in storage and plumbing for a washing machine.

From the entrance hall, stairs lead to the first floor.





First Floor

A traditional Northumbrian landing greets you on the first floor.

The sleek contemporary master bedroom is a great size and benefits from a south facing sash window overlooking the front gardens and filling the room with natural light. Storage has been well considered and cleverly designed to maximise space, with plenty of wardrobes and drawers situated throughout the room. This bedroom benefits from an en-suite shower room with low level WC, contemporary basin with storage beneath, walk in shower and attractive rural views from the south facing sash window.

Across the Northumbrian landing, is the second bedroom which is a lovely size and enjoys south facing views over the front lawn. There is modern spotlighting to the ceiling and two double built-in wardrobes, again ensuring storage is maximised.

To the rear of the property lie two further bedrooms; the first is currently being utilised as an office but would make a great fourth bedroom or nursery. A Velux window offers plenty of natural light and beams to the ceiling offer character and charm.

At the far end of the upper hall is the final bedroom. Two Velux windows and an additional east facing sash window ensure this room is beautifully light.

The final room on this floor is the beautifully finished family bathroom with walk in shower contemporary bath with central filling taps and 'his' and 'hers' basins with storage beneath and mirror and lighting above.





External

The Farmhouse sits on a generous plot which is well-maintained and, as with the property itself, is a great use of space. The lawn lies to the front which faces south and as such benefits from being beautifully sunny. It is well manicured and bordered by various trees, shrubs and flowers with a soft fruits garden providing privacy from the driveway. A garden shed with living roof offers a useful outdoor storage area and good bin storage.

At the front of the property, a flagged patio offers a delightful sun trap which makes a perfect seating area with plenty of sun to make the most of the day.

There is a private driveway with parking for multiple cars situated to the front of the property.

To the rear of the property there is a low maintenance courtyard. It is partially flagged with an open fronted bar in the corner making this a great space for entertaining. The external kitchen door provides easy access to this space making this a very usable area.

Attractive wooden outbuildings provide storage as well as housing the biomass boiler.





Finer Detail

FULL ADDRESS

The Farmhouse, East Wallhouses, Newcastle Upon Tyne, NE18 0LL

GROUND FLOOR

Entrance Hall | Living Room | Dining Room | WC | Kitchen | Utility

FIRST FLOOR

Principal Bedroom with En-Suite Shower Room | Two Further Double Bedrooms | Fourth Bedroom/ Office | Family Bathroom

EXTERNAL

Driveway Parking | Front Garden | Rear Courtyard | External Store | Bar | Biomass Plant Room

Distances

Corbridge 5 miles | Hexham 12 miles | Newcastle Airport 11 miles | Newcastle 14 miles

Services

Mains Electricity & Water, Biomass Heating, Oil Fired AGA, Private Drainage to Shared Septic Tank, Electric Hob & Oven

Council Tax Band | F

Tenure | Freehold

EPC | D

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