

Hawthorn Cottage

DALTON | NEWCASTLE UPON TYNE



FINEST
PROPERTIES



A newly configured rural cottage with lovely,
well-stocked gardens

Ponteland Village Centre 4.1 miles | Newcastle International Airport 5.8 miles
Newcastle City Centre 10.9 miles | Corbridge 11.0 miles



Accommodation in Brief

Entrance Hall | WC | Sitting Room/Dining Area/Kitchen | Utility Room

Principal Bedroom | Two Bedrooms | Bathroom







The Property

Situated in the rural hamlet of Dalton, this characterful, stone-built three-bedroom cottage presents exceptionally well. Subject to a recent extension and renovation, Hawthorn Cottage showcases a stylish and newly configured open plan interior in addition to a delightful, well-stocked garden.

The main living area is bright and airy, featuring a warm and welcoming atmosphere fostered by a multi-fuel stove set within an impressive inglenook fireplace. Previously divided into multiple rooms, the open plan kitchen/living room is now a lovely, fluid space tuned for day-to-day family life. French doors feature, flooding the living space with light and granting easy access to the front terrace and garden.

The kitchen has been recently renovated and features new modern units and appliances, in addition to a newly configured breakfast bar. Adjoining the kitchen is a practical utility room, with access to the rear of the property.

Ascending to the first floor, accommodation has been cleverly adapted to include a third bedroom and a spacious upstairs bathroom. Newly decorated, the bedrooms appear bright and inviting. The principal bedroom is well proportioned, featuring built-in wardrobes. All three bedrooms are serviced by a modern and notably spacious family bathroom featuring a walk-in shower and bathtub.





Externally

Externally, Hawthorn Cottage excels featuring a beautifully landscaped garden and outdoor terrace, ideal for eating outside on long summer afternoons. A gravel path bisects the garden, with lovingly maintained flower beds and shrubbery on either side. There is a small garden shed at the end of the garden.





Local Information

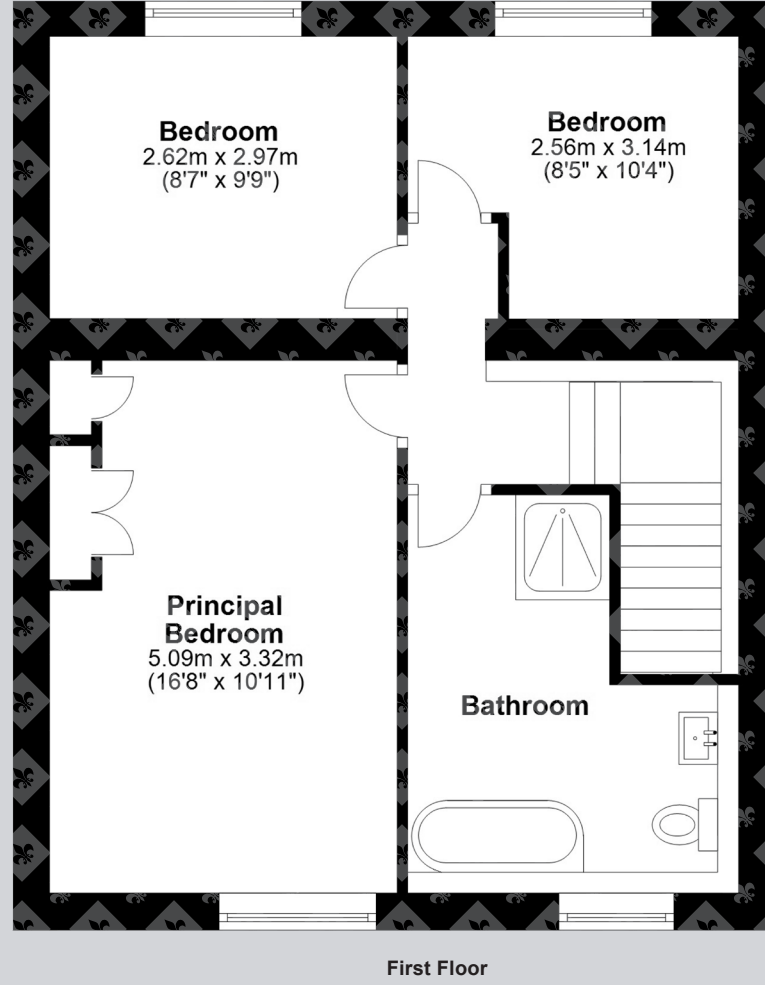
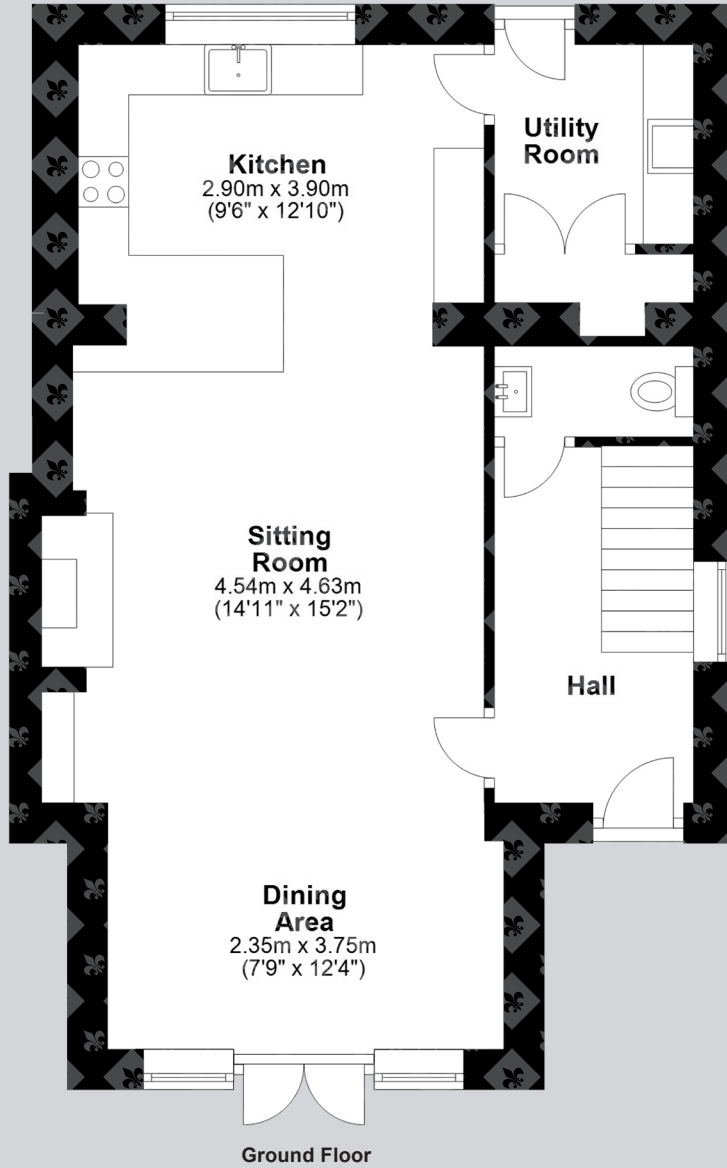
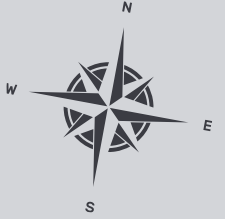
Dalton is a small select hamlet, enjoying a private and rural aspect whilst being extremely accessible for Newcastle International Airport and Newcastle City Centre. The nearby historic village of Ponteland offers a good range of day-to-day facilities including newsagents, grocery stores, public houses, critically acclaimed restaurants and bistros, boutiques and other local businesses together with a wide range of sports clubs and leisure centre. There are doctors surgeries in Ponteland and Stamfordham. Ponteland also has pharmacies as well as dental practices.

The area benefits from excellent school provision. Ponteland offers a choice of well-regarded 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 Dalton is conveniently located for access to Newcastle and beyond, with the A696 running close by, and the A1 and A69 easily accessible. 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



Total area: approx. 108.8 sq. metres (1171.1 sq. feet)

Directions

Begin by heading south on Princes St/B6321 towards Middle St/B6529 and after 161 feet, turn right onto Middle St/B6529, continuing to follow B6529. Proceed straight onto Watling St/B6529 for about 52 feet, then turn right onto Hill St and after 0.1 mile, make a left onto Princes St/B6321, continuing along B6321 for 3.9 miles. Next, turn right onto B6318 and follow it for 1.7 miles, then make a left onto B6309 and continue for 3.0 miles. Continue straight for another 0.7 miles. From there, proceed straight on Paddock Ln for 433 feet, then continue on Paddock Ln for 1.3 miles. Finally, make a left turn, and your destination will be on the left.

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 and water. Electric Immersion Heater & Electric Central Heating

Postcode	Council Tax	EPC	Tenure
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NE18 0AA

Band D

Rating F

Freehold

Viewings Strictly by Appointment

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