

# Middle Cottage

HIGH CALLERTON | NEAR PONTELAND | NORTHUMBERLAND



**FINEST**  
PROPERTIES



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An attractive barn conversion with tasteful interior  
situated in a highly desirable hamlet near Ponteland

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Darras Hall 0.2 miles | Ponteland Village 1.6 miles | Newcastle International Airport 2.4 miles  
Newcastle City Centre 8.3 miles | Morpeth 11.8 miles | Hexham 17.2 miles





## Accommodation in Brief

Entrance Hall | Sitting Room | Family Room | Kitchen/Dining Room

Cloakroom/WC | Utility Room

Principal Bedroom with En-suite Bathroom | Two further Bedrooms

Family Bathroom

Enclosed Garden | Patio | Shed | Driveway Parking





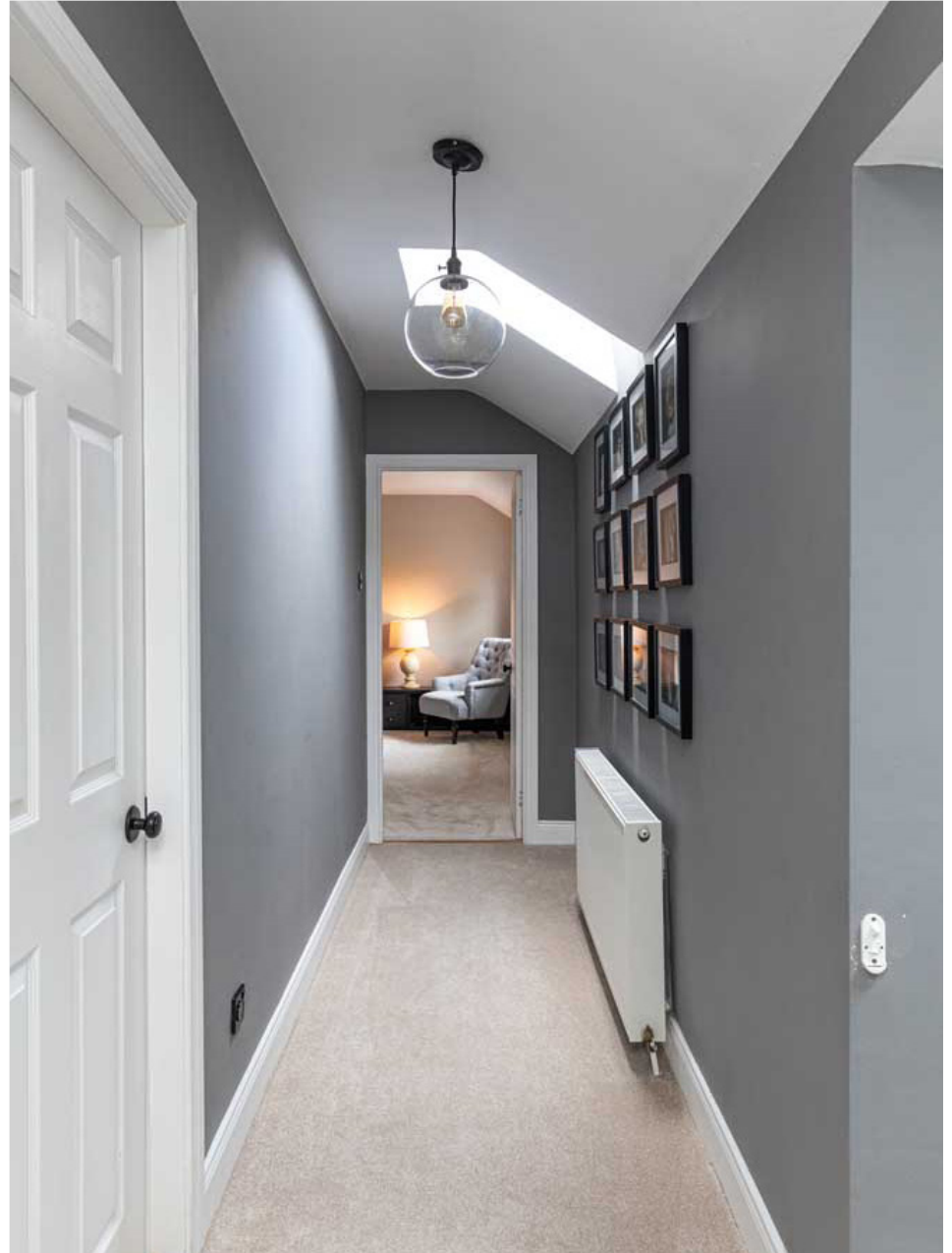


## The Property

Middle Cottage is a superb barn conversion tucked away in a quiet position in a peaceful hamlet just outside Ponteland. The property has been significantly upgraded over recent years and provides a beautiful home, ideal for modern-day living. There is a lovely blend of traditional features, such as the exposed stone quoins, with quality, modern additions. Positioned within walking distance of Darras Hall yet in open countryside with far-reaching views, Middle Cottage offers a stunning home in a sought-after commuter location.

The front door opens into a welcoming entrance hall and provides access to the principal rooms and stairs to the first floor. The fabulous open plan kitchen/diner has beautiful oak flooring, a tasteful range of shaker style units with Quartz worksurfaces, a Belfast sink, a large central island, and integrated appliances: two Bosch ovens, a gas hob, wine cooler, dishwasher, fridge, and freezer. Adjoining the kitchen is a useful utility room with fitted units, a sink, and access to the rear garden. There is also a ground floor WC. The sitting room is a bright and airy space, flooded with natural light from the original barn door openings, surrounded by natural stone quoins. There is a wood-burning stove with an oak mantel above and built-in storage cupboards. A glazed door leads out to the decked area of the garden. A few steps lead to a separate reception room with paneling, ideal for a family room, large office, or dining room.

To the first floor, the principal suite incorporates a spacious bedroom with a gorgeous, newly installed en-suite bathroom, and a fabulous walk-in wardrobe. There are two additional double bedrooms overlooking the garden. The well-appointed family bathroom comprises a free-standing bath, separate shower enclosure, WC, and wash basin, complemented by stylish tiling and decor.









## Externally

To the front of the property is private parking, space for bins and shed. To the rear is a lovely, enclosed garden with garden shed, decking which is accessed from the sitting room via French doors and enjoys privacy and shelter. There is also a sunken sitting area, perfect for barbecues and gathering around the firepit.

### Agent's Note

Double glazing installed last year.

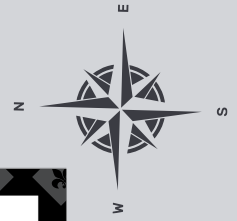
## Local Information

High Callerton is located near to Ponteland which is a popular, historic village near Newcastle with medieval St Mary's Church and the village green. Ponteland provides 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 a leisure centre. Within walking distance is Darras Hall and there are some excellent shops and restaurants which are within easy reach of High Callerton. For schooling Ponteland offers a 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.

For the commuter High Callerton is conveniently located for access to Newcastle and beyond, with 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 close by.



# Floor Plans



Total area: approx. 193.2 sq. metres (2079.5 sq. feet)

## Directions

From the centre of Ponteland, leave on the B6323 Callerton Lane. At the first roundabout take the first exit and stay on Callerton Lane. At the next roundabout take the second exit, again staying on Callerton Lane. After 0.8 miles turn left off the main road into High Callerton. Turn right, bear left and follow the private lane almost to the end of the tarmac. The property can be found on the left-hand side, past Millers Cottage.

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 gas, electricity, water and drainage. New gas-fired central heating boiler installed at the end of 2022.

Postcode	Council Tax	EPC	Tenure
NE20 9TT	Band F	Rating D	Freehold

## Viewings Strictly by Appointment

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