

The Dairy

HIGH CALLERTON | DARRAS HALL



FINEST
PROPERTIES



A superb modern haven in a highly desirable location

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





The Dairy

Accommodation in Brief

Lower Ground Floor Guest Bedroom with En-Suite Shower Room
Kitchen/Breakfast Room | Utility Room | WC | Dining Room | Sitting Room

Principal Bedroom with En-Suite Shower Room

Third Bedroom with En-Suite Shower Room

Fourth Bedroom with En-Suite Shower Room

Garage | Bedroom | Ensuite | Gardens | Courtyard Parking







The Property

Situated within an exclusive gated redevelopment in the highly sought-after hamlet of High Callerton, The Dairy is an outstanding stone-built property showcasing modern, comfortable, and well-appointed accommodation spread across four levels.

The exterior of the property presents very well, featuring unique architectural elements such as a recent oval extension to accommodate a dining room and fantastic floor-to-ceiling glazing on the gable end of the house. Inside the residence, the interiors are pristine, boasting upscale finishes and modern conveniences throughout.

Underfloor heating is installed in the living room and utility room, as well as in all ensuite bathrooms. The living room is comfortable and spacious, centered around a gas fireplace set within a neatly crafted brick enclosure. French doors open up to the garden, extending the living space to the outdoor seating area. The bespoke kitchen combines functionality with style, featuring granite countertops, a Stoves dual-fuel range cooker complete with an extractor hood, an integrated dishwasher, and a central island for additional workspace. The kitchen not only provides a perfect setting for breakfast but also offers fantastic views of the distant Cheviots through its windows.

The property features five bedrooms, each accompanied by its own ensuite, enhancing comfort and privacy. Uniquely, the first bedroom is situated on a sublevel, offering seclusion from the main areas of the house. It boasts French doors that open onto a distinctive sunken deck, creating a private escape below the house's primary floor. Ascending to the first floor, bedrooms are characterized by vaulted ceilings and velux windows creating lovely spacious and brightly lit spaces.

The principal bedroom is a delightful room, benefiting from large floor to ceiling glazing on the gable end of the house showcasing views of the open countryside opposite the property. Externally, the annex/garage houses a fifth studio bedroom in the eaves of the building, complete with a shower room, offering a versatile space for guests or a home office.







Externally

Outdoors, the property excels with a substantial garage/outbuilding equipped with mains electricity and water, abundant parking, and a large grassy area at the rear for outdoor enjoyment. There is also ample parking space exclusive to the property.





Local Information

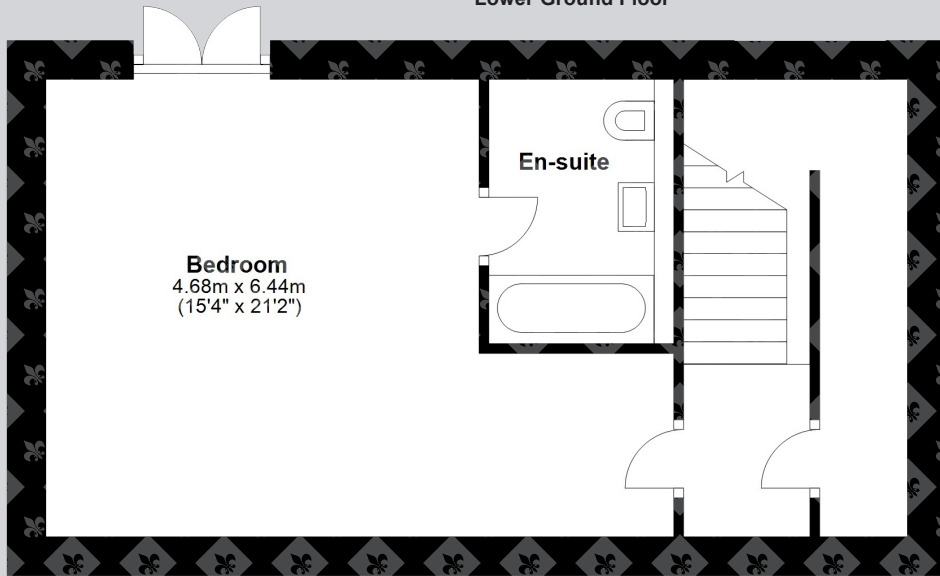
High Callerton is located near to Ponteland which is a popular, historic village near Newcastle with medieval St Mary's Church and the village green. Ponteland provides a good range of day-to-day facilities including newsagents, grocery stores, public houses, critically-acclaimed restaurants and bistros, 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

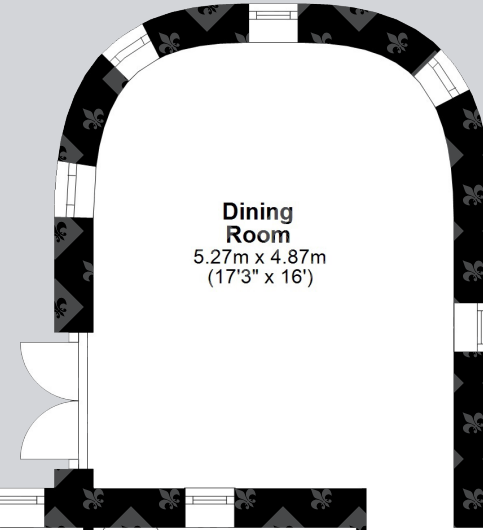


Lower Ground Floor



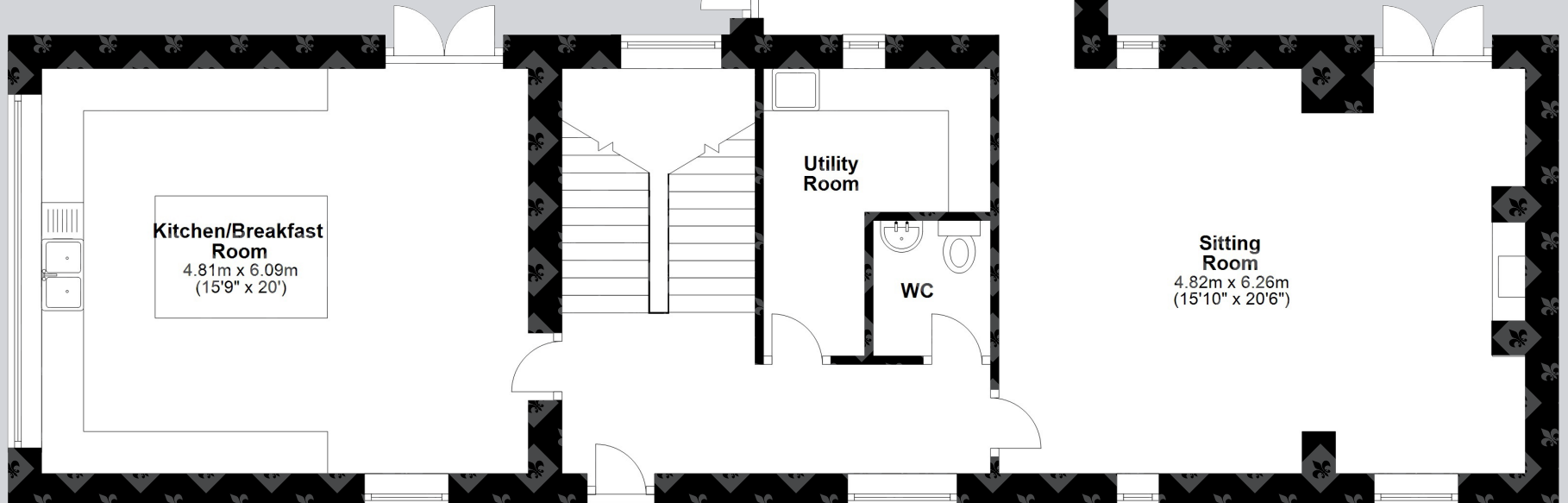
Bedroom
4.68m x 6.44m
(15'4" x 21'2")

En-suite



Dining Room
5.27m x 4.87m
(17'3" x 16')

Ground Floor



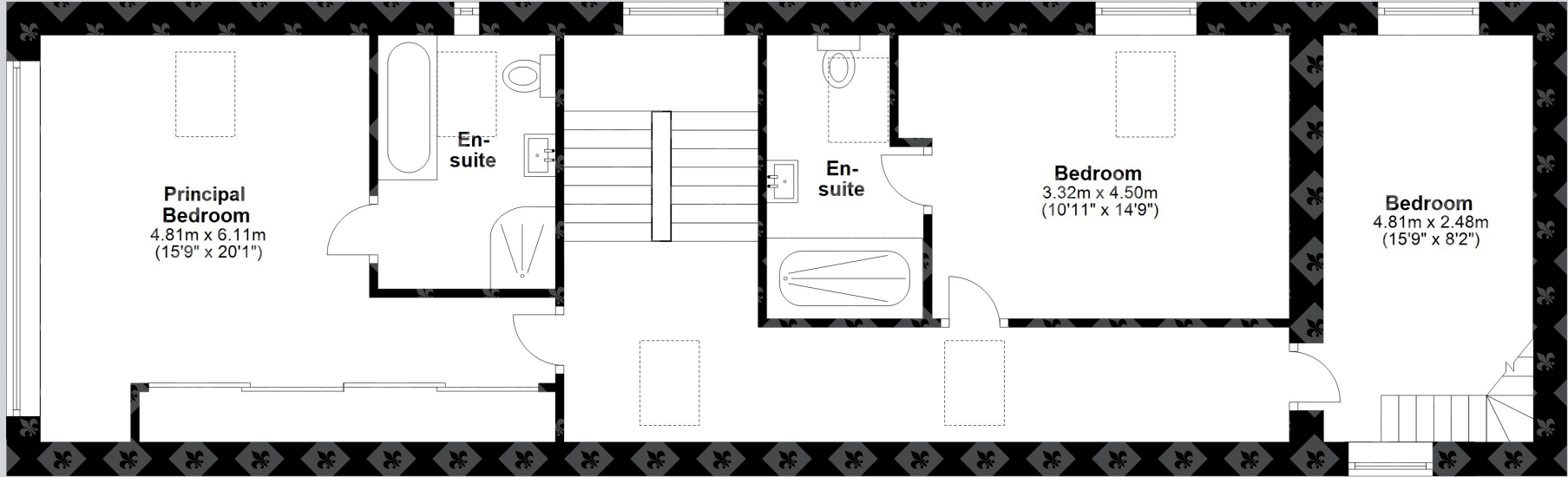
Kitchen/Breakfast Room
4.81m x 6.09m
(15'9" x 20')

Utility Room

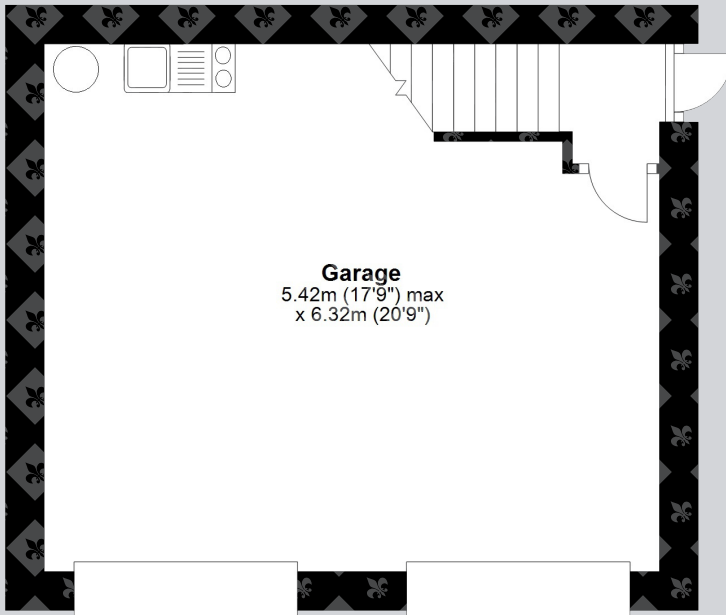
WC

Sitting Room
4.82m x 6.26m
(15'10" x 20'6")

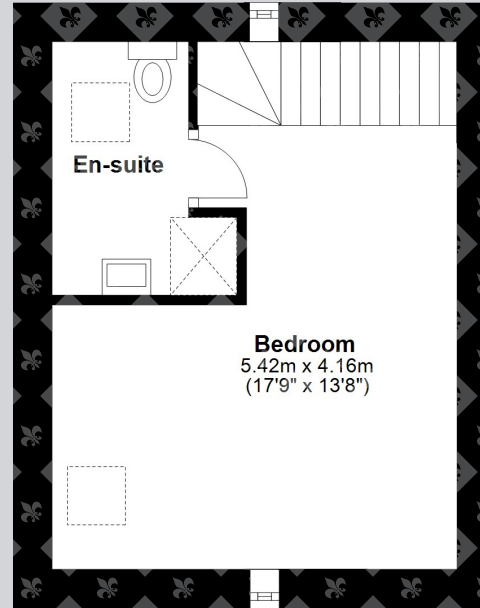
Total area: approx. 308.9 sq. metres (3324.5 sq. feet)



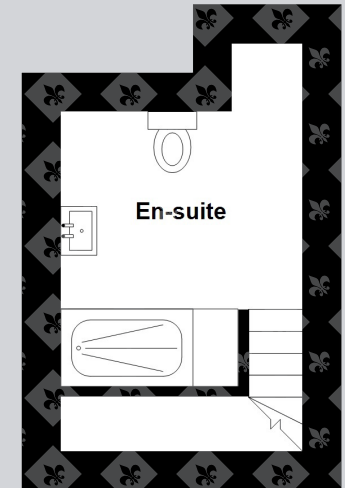
First Floor



Garage Ground Floor



Garage First Floor



Second Floor

Total area: approx. 308.9 sq. metres (3324.5 sq. feet)



Directions

From Corbridge take the A69 East for 8.8 miles before taking the exit for B6323. Follow B6323/Callerton Lane for a further 2.1 miles. In front of you on the right-hand side is the private gated entrance to Callerton Home Farm. Turn right and follow the road round to the right for a short distance, the entrance to The Dairy is on the left-hand side.

Google Maps

what3words



///rocks.centrally.mountains

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, gas, water and drainage. Combi/pressurised gas-fired boiler.

Postcode

Council Tax

EPC

Tenure

NE20 9TT

Band G

Rating C

Freehold

Viewings Strictly by Appointment

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