

# West Luddick House

CALLERTON LANE | CALLERTON | NEWCASTLE UPON TYNE | TYNE AND WEAR



**FINEST**  
PROPERTIES



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A traditional brick farmhouse with extensive gardens,  
versatile outbuildings, and excellent renovation potential

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Ponteland Village 2.4 miles | Newcastle International Airport 1.0 mile  
Newcastle City Centre 6.1 miles | Morpeth 15.1 miles | Hexham 18.8 miles









## Accommodation in Brief

### **Main House**

#### **Ground Floor**

Entrance Hall | Kitchen/Dining Room | Dining Room | Sitting Room  
Conservatory | Utility Room | Boiler Room

#### **First Floor**

Principal Bedroom with En-Suite | Shower Room  
Four Further Bedrooms | WC

#### **Annexe**

Kitchen | Sitting Room | Shower Room | Bedroom

#### **Outbuildings**

Garage | Two Storey Barns | Greenhouses















## The Property

West Luddick House is a traditional brick farmhouse that offers a rare opportunity for the discerning buyer. With easy access to Newcastle and Ponteland, this substantial property boasts generously sized living areas and approximately one acre of beautiful, south-facing walled gardens, with views over open countryside.

Offering excellent potential, the property provides an ideal opportunity to renovate and modernise throughout, allowing the purchaser to update the interiors to their own taste. Whether you are seeking a family home, multi-generational living space, or a property with the potential to generate income, West Luddick House offers a range of opportunities.

The principal sitting room, with large windows overlooking the gardens, offers an abundance of natural light and connects to a south-facing conservatory. The adjoining dining room retains charming period features, and the spacious kitchen provides an excellent foundation for a modern upgrade, with views of the gardens and ample space for redesign.

Upstairs, the principal bedroom enjoys countryside views and offers potential for a luxurious en-suite and dressing area. The additional bedrooms are all generously sized and present ample scope for customization.

A standout feature of West Luddick House is the self-contained annexe, which includes its own sitting room, kitchen, bedroom, and bathroom. This space holds great potential for multi-generational living, a holiday let, or guest accommodation, allowing for flexibility and the possibility of generating additional income.







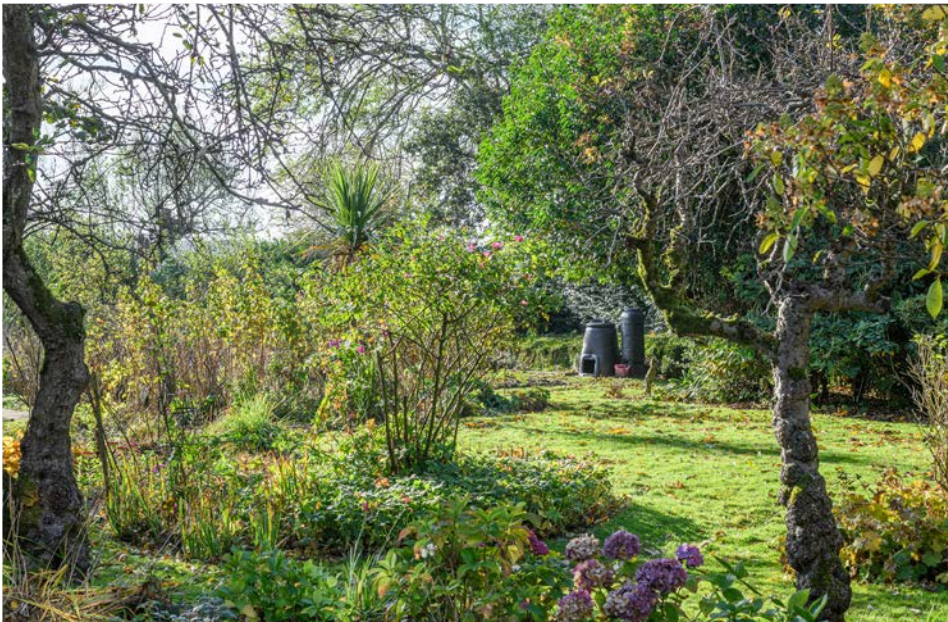




## Externally

The extensive gardens offer a wonderful variety of mature trees, meandering paths, and hidden sections, providing a unique outdoor space for exploration and relaxation. With scenic countryside views and a layout designed to capture sunlight throughout the day, the gardens provide an idyllic setting for outdoor entertaining and gardening pursuits.

The property also includes a range of outbuildings, including two large two-storey barns and a garage, with further development potential, subject to necessary consents. The nearby public pathway is ideal for dog walkers and those who enjoy outdoor activities in the tranquil countryside.







## Local Information

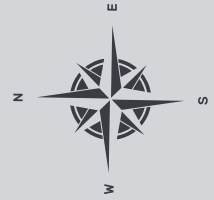
The property sits on the outskirts of Woosington Village and only a few minutes' walk to Callerton metro station, providing easy access to Newcastle. Woosington is a peaceful village located just outside Newcastle upon Tyne. Local amenities include traditional pubs, small shops, and cafes, while the nearby towns of Ponteland and Gosforth provide supermarkets, leisure centres, and healthcare services. Newcastle's city centre is easily accessible, offering extensive shopping, dining, and cultural attractions such as theatres, galleries, and museums. The village is also well-positioned for exploring Northumberland National Park, the North Pennines, and the stunning North East coastline.

For schooling, Woosington has access to several highly regarded primary schools in the surrounding areas. Secondary education is well-catered for at nearby schools, including Gosforth Academy and Ponteland High School. Newcastle also offers prestigious independent schools such as the Royal Grammar School and Newcastle School for Boys, providing private education options.

For the commuter, Woosington offers excellent road links via the A696, A1, and A69, providing quick access to Newcastle city centre, Edinburgh, and further afield. Newcastle International Airport is just minutes away, offering both domestic and international flights. Newcastle Central Station provides direct mainline train services to London, Edinburgh, and other major cities, making it an ideal location for both local and national travel.



# Floor Plans

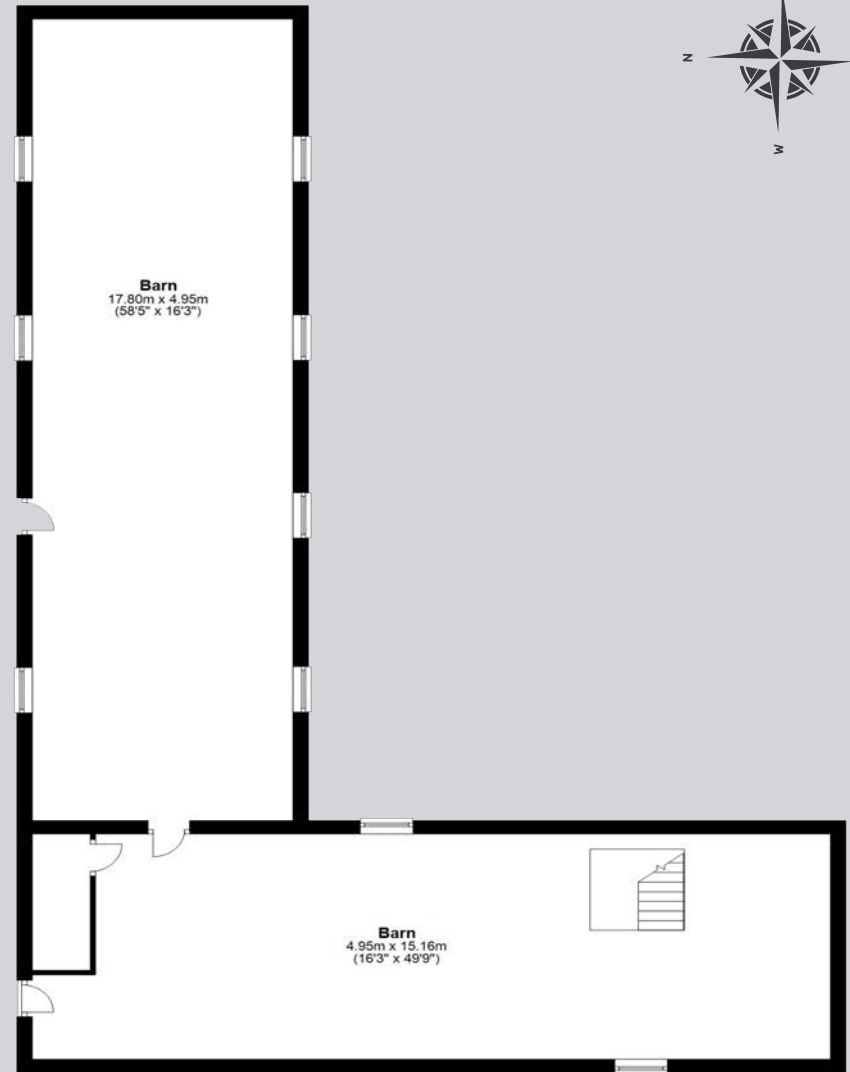
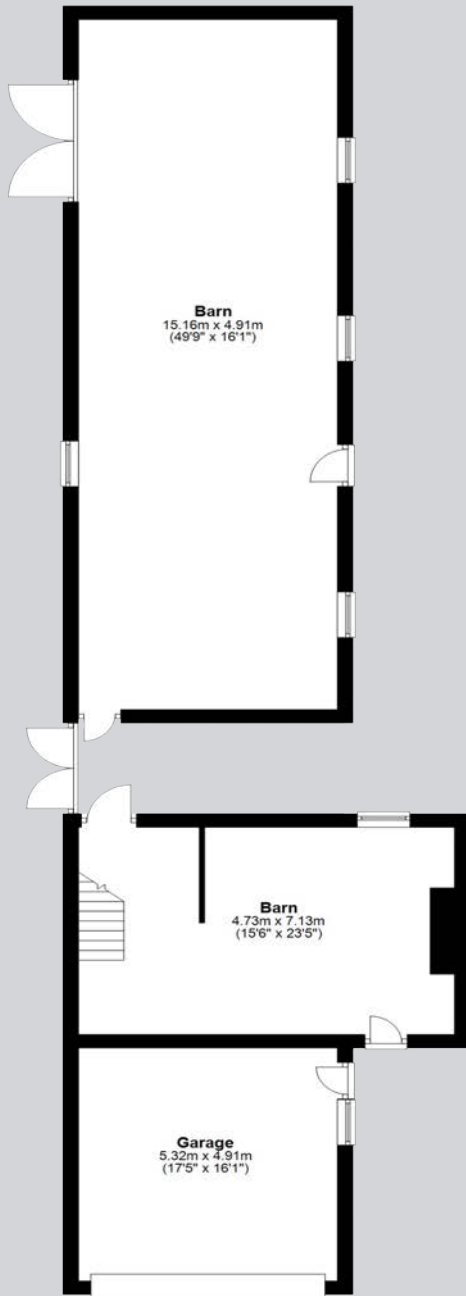


First Floor



Total area: approx. 330.6 sq. metres (3559.0 sq. feet)





Total area: approx. 298.4 sq. metres (3211.7 sq. feet)



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 water and electricity. The oil tank will require replacement.

Postcode

Council Tax

EPC

Tenure

NE13 8DE

Band G

Rating F

Freehold

## Viewings Strictly by Appointment

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of distinctive property*

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