



PRIMROSE LODGE, DISSINGTON LANE, NEWCASTLE UPON TYNE


SMITHSGORE



PRIMROSE LODGE

DISSINGTON LANE, NEWCASTLE UPON TYNE

A fantastic spacious property located on the outskirts of one of the regions premier estates, Darras Hall. The property offers extensive family accommodation, with heated swimming pool, large gardens, garaging and 6.8 acres of grazing paddocks.

APPROXIMATE MILEAGES

Newcastle 9.5 miles • Darras Hall 0.5 miles • Newcastle International Airport 5.5 miles
Hexham 18.5 miles • Edinburgh 100 miles



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SITUATION

Situated to the north of the A69 and within 4 miles of Ponteland centre, the property occupies a rural yet highly convenient location with easy access both east and west. For the commuter the A69, A68 and A1 (M) provide links with the major commercial centres of the region with Wylam train station providing excellent links to Newcastle and Carlisle. The East Coast mainline railway, complemented by Newcastle International Airport being 5.5 miles away offers further communications with the rest of the country. Newcastle along with Durham, Hexham, Corbridge and Morpeth provide a broad range of amenities and there are many of the region's attractions within a short drive, including Hadrian's Wall, Kielder Water, Northumberland National Park and the East Coast. Beyond can be found the delights of North Yorkshire, the Lake District and the Scottish Borders.

ACCOMMODATION

A double glazed door way leads through to an entrance port with tiled floor and inner double glazed door way through to a spacious hallway with tiled flooring throughout and a delved drack. A French doorway leads through to the rear court yard and an archway intern extends into an inner/staircase hall with cloak room/ w/c. A glazed door way also provides access to the leisure wing. The sitting room is approached down semi-circular steps and has a vaulted ceiling with exposed roof truss, exposed stone work to one wall, dual aspect windows, delved rack and detrital modern fire place. Adjoining is a dining room approached through double opening small painted doors with windows overlooking the gardens. The dining kitchen is fitted with a comprehensive range of base and wall mounted storage units with central granite top island unit and a Leisure double oven and grill with four plate electric hob, griddle and warming plate.

There is an integrated dish washer with a dress unit and ample space for table and chairs. Beyond is a utility room with slate tiled flooring, door way connecting through to the court yard, oil fired central

heating boiler and useful storage cupboards. A study adjoins the sitting room and there is a further spacious living room with twin double opening doors leading out to the south facing court yard.

A bathroom/ w/c leads off (from its time as two properties). There is an eastern entrance door way leading to a secondary entrance hall with boiler room off and further inner hallway with stairs off. An L shaped hallway provides access to three ground floor bedrooms one of which has an en-suite shower room/ w/c and walk-in in wardrobe and the other two served by a family bathroom/ w/c.

Off the principal staircase is a large master bedroom suite which could be easily reconfigured to create a more usable arrangement for those with younger children. At present there is a large double bedroom with built in wardrobe units along with a dressing area with glazed roof having a shower room leading off with a body jet shower system and double opening door leading out on to the balcony above the pool. The open plan arrangement also leads through to two further bedrooms, one of which could be easily used as a dressing room if desired. Beyond is a doorway connecting through to the cinema room (which could also be a bedroom) and links back through to the secondary staircase which leads to a galleried landing area.

The leisure wing comprises a large indoor pool and Jacuzzi within a purpose built room taking full advantage of the extensive views over the gardens and surrounding countryside. There is ample space around the pool for relaxation/entertaining and interconnecting door through to a large gymnasium, sauna, bathroom with a large shower cubicle and a utility/changing area with plant room.

EXTERNALLY

The property is approached through impressive electrically operated gates leading to a large tarmacadam driveway/parking area which leads up to an attractive bungalow style garage which has parking

facilities for 4 vehicles and three electric roller shutter doors. The front gardens are principally laid to lawn with a pathway up to the main entrance with a patio area with a block paved driveway round the pool room to a further brick built single garage with electric roller shutter door, which can also be approached via a secondary driveway off the main road. Behind this is an L shaped timber building which is currently being used as a gym and store, this would also make an ideal home office or children's playroom. There is a south facing inner courtyard being block paved and informal gardens beyond which is land extending to 6.8 acres. There are two greenhouses along with a large of block paved hard standing ideal for a boat or caravan.

SERVICES

Mains electricity and water are connected to the property and drainage is to a shared septic tank. Central heating is oil fired.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

There is a right of way for maintenance to take place for the surface water and foul drainage in the courtyard between Primrose Lodge and Foxglove Cottage.

Foxglove cottage has a right of way to access and maintain the oil and septic tank.

LOCAL AUTHORITY

Northumberland County Council. 0845 600 6400

TENURE

Freehold.

POST CODE AND DIRECTIONS

NE15 0AB

From Corbridge or Newcastle head along the A69 taking the Ponteland turn heading northwards. At the subsequent T junction turn left and proceed along this road, pass the turning to Medburn where the wrought iron gates of the property will then be found on the right hand side.

VIEWING

Viewing is strictly via prior telephone appointment with the selling agents, Smith Gore, Main Street, Corbridge, NE45 5LD. Telephone 01434 632404.

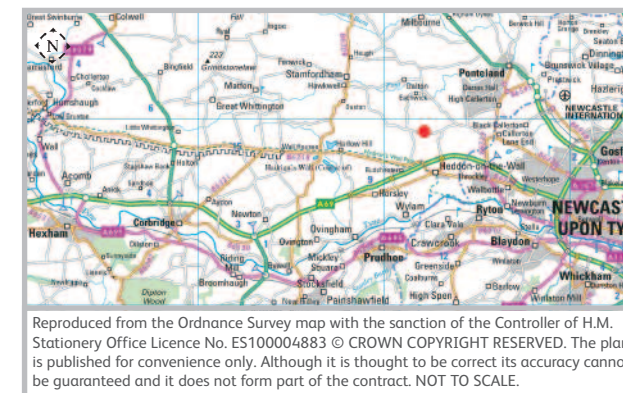
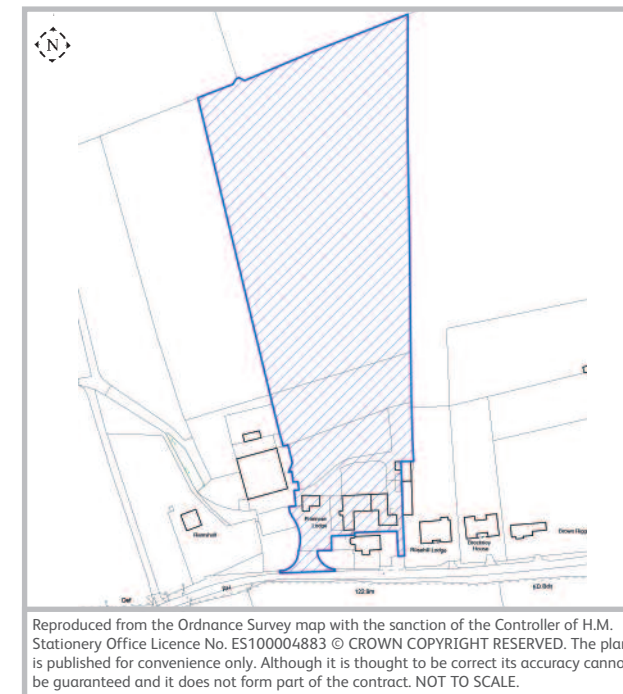
DATE OF INFORMATION

Particulars prepared - April 2015

Photographs prepared - April 2015







IMPORTANT NOTICE

Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise. Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller. The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us. A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her. We will not be responsible for any verbal statement made by any member of staff or any losses that result from such a statement. If you require an opinion regarding an issue relating to the property, please contact us and we will provide this where possible.



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