



rare!  
From Sanderson Young



**PINE HOUSE**  
PARK DRIVE, HEPSCOTT PARK, STANNINGTON





PINE HOUSE, PARK DRIVE, HEPSCOTT PARK, STANNINGTON, MORPETH, NORTHUMBERLAND NE61 6QA

PRICE ON APPLICATION

## AN OUTSTANDING DETACHED LUXURY HOME REPRESENTING ONE OF THE FINEST PROPERTIES AVAILABLE WITHIN ITS AREA

RECEPTION HALL | CLOAKROOM | PRINCIPAL HALL | KITCHEN/BREAKFAST ROOM/DINING AREA | SNUG  
DRAWING ROOM | GARDEN ROOM | UTILITY | MASTER BEDROOM SUITE WITH 'HIS & HERS' WALK IN  
WARDROBES & BATHROOM/WC | GUEST BEDROOM SUITE WITH DRESSING ROOM & SHOWER ROOM/WC  
FAMILY BATHROOM/WC | LEISURE SUITE WITH HYDROTHERAPY POOL | PRIVATE LOUNGE WITH STAIRCASE TO  
BEDROOM & BATHROOM/WC | FIRST FLOOR: SIX BEDROOMS, TWO WITH EN-SUITES | FAMILY SHOWER ROOM/WC

1.149 ACRES | SUMMER HOUSE | INTEGRAL DOUBLE PLUS GARAGE

MAINS GAS, ELECTRICITY, WATER & DRAINAGE | FREEHOLD | EPC: D

rare!  
From Sanderson Young









## SITUATION AND DESCRIPTION

Pine House, set back from Park Drive in Hepscoth Park, provides an outstanding detached luxury home, set in mature gardens and grounds which extend to 1.149 acres. The property, which was formerly a maternity home at Hepscoth Park, represents one of the finest properties available within its area.

The old education buildings at the front of Hepscoth Park are due for demolition in March 2017, with Bellway Homes successful in introducing an outstanding redevelopment of the area and a masterplan for luxury homes targeted at the mid and higher priced levels.

Pine House represents one of the small handful of original homes available within the core of Hepscoth Park, enjoying lovely views over the surrounding countryside and farmland. Its mature gardens and grounds are support to this beautifully presented family home.

The property was purchased in 2002 when, under the supervision of Napper architects, the owners set about carrying out an extensive remodelling of the property to create one fabulous family house.

The property has been specifically designed to provide a beautiful accessible family home and has very impressive individual features and high ceilings, with beautiful solid wood panelled doors.

The house has great style and character and a great deal of individual charm. The pillared entrance, with its double gates, leads along a tarmacadam drive with lovely lawned edges and uplighters connecting to the open courtyard and parking for many vehicles. There is an integral double plus garage with electrically operated double doors and excellent storage.

The entrance itself is impressive, leading into a reception hall and connecting on to a large cloakroom, as well as leading through to the principal hall and communal areas of the house. The focal point of the property is its large open-plan kitchen/breakfast room and dining area with exposed beams above and lovely tall windows overlooking the gardens. The bespoke handmade and curved wooden cabinets of the kitchen are superbly complemented with extensive built-in amenities and facilities, including a large Lacanche 7 hob and double gas/electric oven (with simmer oven) as well as a large walk in pantry cupboard and cool room fridge.

The west wing of the property links from the kitchen and connects to a very well-appointed and decorated 'snug', with fireplace and wood burning stove. Large doors lead through to the formal drawing room, which has a fabulous bay window overlooking the gardens at the rear. The garden room to the side is used as a study and library and is very well-equipped with bookcases and built-in seat in the double bay window.





To the opposite side of the kitchen/family area, is a master bedroom suite incorporating a private hall with laundry and utility room to one side and a family bathroom/wc to the other side. The master bedroom itself is superbly appointed with lovely bay window leading to the his-and-hers walk in wardrobes and an outstanding luxury bathroom/wc, with double rain shower wet room area. Adjacent to the master bedroom is a second guest bedroom with external door leading to outdoor decked patio.

The second downstairs bedroom suite is located to the central core of the house, with access on to its own private garden and terrace and a lovely walk in dressing room, as well as an outstanding en-suite shower room/wc which is beautifully tiled and designed. It has a glass door connecting to the hydrotherapy swimming pool and leisure area.

Across the main corridor, which benefits from light from the glass atrium roof, there is currently a private lounge with additional access from the main entrance hall. It has a spiral staircase leading to a bedroom suite above, which has its own bedroom, bathroom/wc and excellent storage. This can be easily adapted to provide an independent flat for au pair, nanny etc.

The central core of the house links on to the east wing which has access into the swimming pool leisure suite with its professionally presented hydrotherapy pool.

The ground floor has access to the double garage and a staircase connecting to the first floor above, where there are six bedrooms, two of which have en-suite bath or shower facilities. The first floor landing features built-in storage by Neville Johnson and there is also access to the family shower room/wc. There is a surprising slide feature on the curved staircase that can swiftly return you to the ground floor – for young and old alike!

The property has the benefit of gas-fired central heating, with radiators and under floor heating, and a comprehensive alarm system.

The gardens are meticulously presented with lovely timber decking areas and terraces, as well as fabulous lawned gardens and well-stocked borders. There are a number of outdoor sitting areas and patios as well as a super summer house adjacent to the pond.

Pine House is a very special property, for which viewing is strongly recommended.







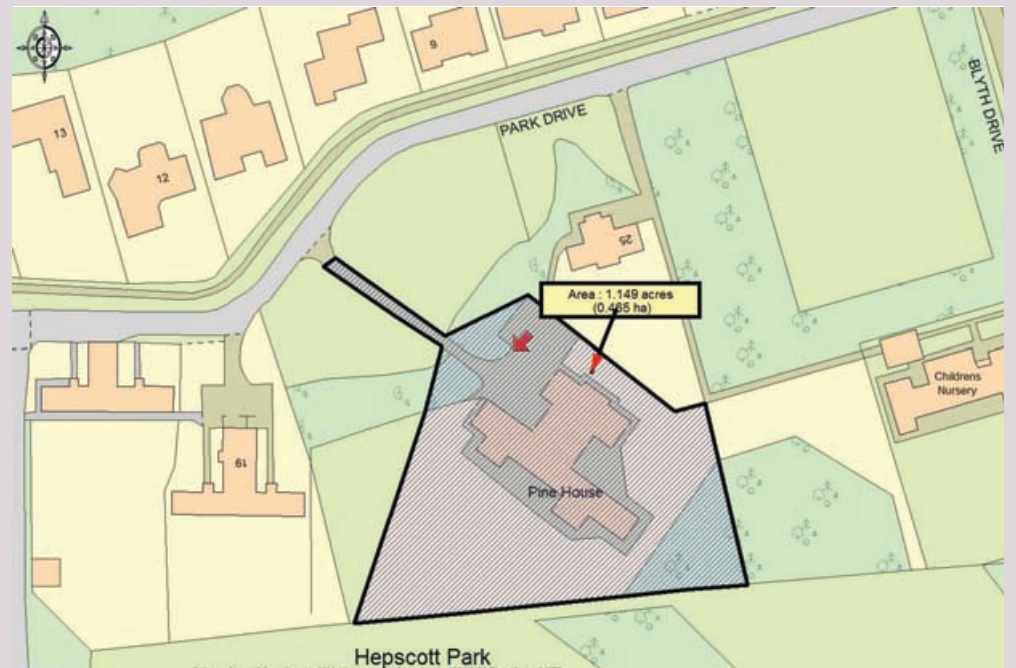




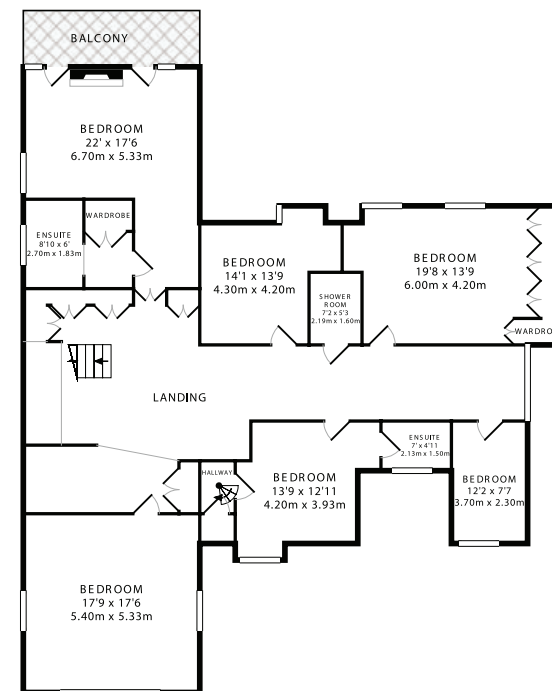
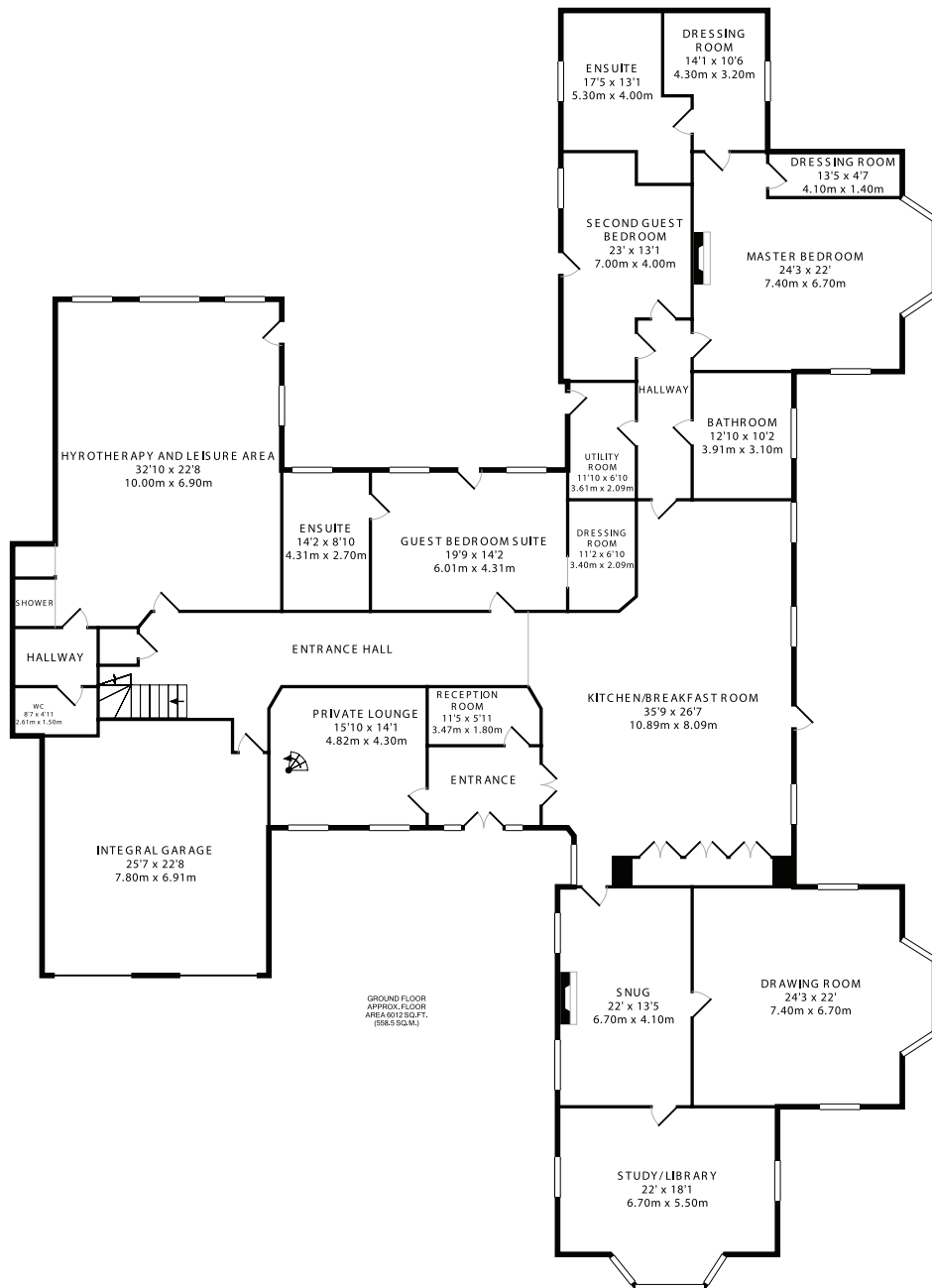












1ST FLOOR  
APPROX. FLOOR  
AREA 2145 SQ.FT.  
(198.5 SQ.M.)

TOTAL APPROX. FLOOR AREA  
8159 SQ.FT. (758.0 SQ.M.)





rare!

From Sanderson Young



All confidential enquiries to:  
rare! Office, The Old Bank, 30 High Street, Gosforth, Newcastle upon Tyne, NE3 1LX  
E: [duncan.young@sandersonyoung.co.uk](mailto:duncan.young@sandersonyoung.co.uk) | E: [ashleigh.sundin@sandersonyoung.co.uk](mailto:ashleigh.sundin@sandersonyoung.co.uk)  
T: 0191 2233500 | F: 0191 2233505 | [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)