



Quarry House Rudchester

Heddon-On-The-Wall, NE15 0JA

****360 VIRTUAL TOUR**** EXCEPTIONAL FAMILY HOME, UNRIVALLED VIEWS OF THE TYNE VALLEY. Brunton Residential are privileged to offer to the market this magnificent detached family home. Quarry House sits in an elevated position, boasting unrivalled views over the Tyne Valley, with land including gardens, woodland and a separate paddock totalling approximately 7 acres.

Guide Price £1,000,000

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Located in Rudchester, Heddon on the Wall, the substantial house features spacious and versatile living accommodation, featuring a beautiful sitting room & separate garden room, both with stunning views looking South towards the Tyne Valley, a huge kitchen diner, again with views to the South. There are two staircases, both leading to the first landing, providing access to the master bedroom, second double bedroom with walk in dressing room, four further double bedrooms, the bathroom and a further shower room. Additional accommodation includes a large utility room, a study and a further separate office, there is also a ground floor WC.

Externally, the property has electronic gated access to the large driveway, leading to parking for multiple cars. The land is made up of lawned gardens to the Southern and Eastern elevations, mature woodland, and a separate paddock, fenced off from the main gardens but also with separate access from the road.

Both the property and the land offer the potential for further development, subject to all necessary planning consents and permissions. Viewing is absolutely necessary to appreciate the accommodation and land on offer.

ON THE GROUND FLOOR

Entrance Porch

Hallway

Sitting Room

Garden Room

Kitchen / Diner

Study

Separate Office

Rear Lobby

Utility Room

Downstairs WC

ON THE FIRST FLOOR

Master Bedroom

Bedroom

Dressing Room

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

Shower Room

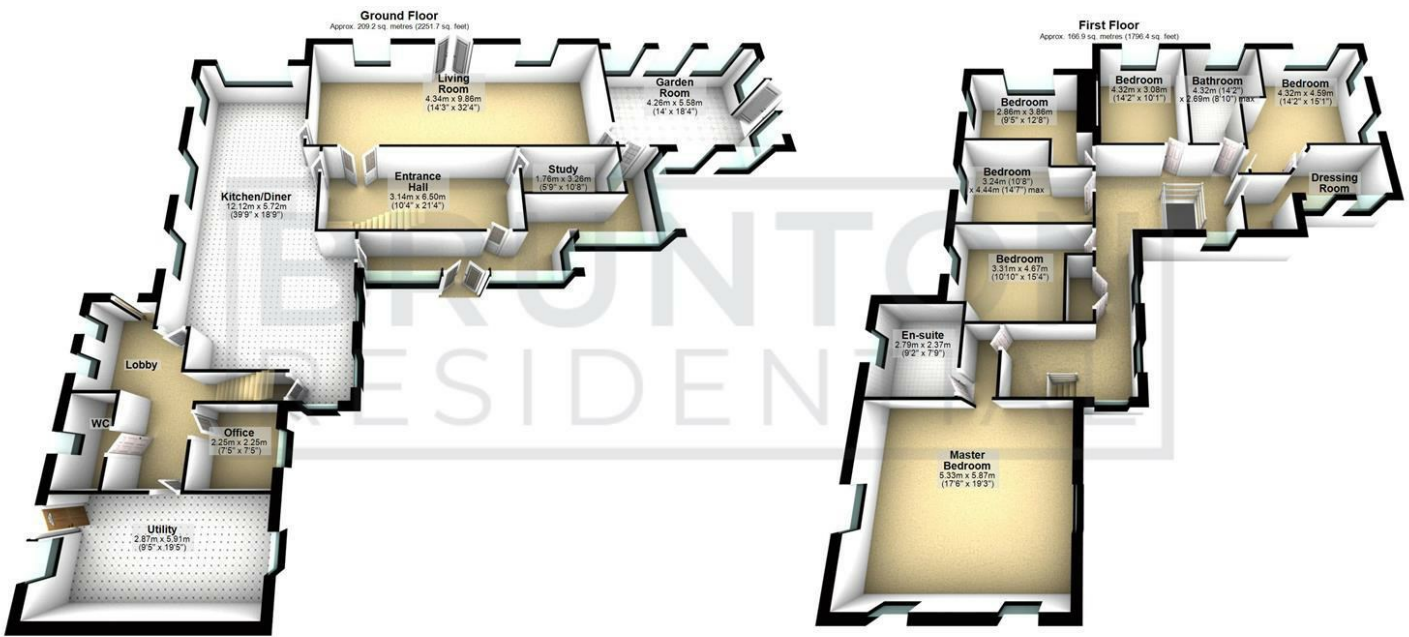
Disclaimer.



- **360 VIRTUAL TOUR AVAILABLE**
- UNRIVALLED VIEWS
- LARGE PLOT
- DETACHED HOUSE
- 6 BEDROOMS
- FANTASTIC LOCATION
- MUST BE SEEN



Floor Plan



All measurements are approximate and are for illustration only. Plan produced using PlanIt.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		36	62
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		