



- 3 Bedroomed Semi Detached House
- Beautiful Rural, yet Accessible Location
- Multi Fuel Stoves to Lounge & Dining Rooms
- Large West Facing Family Garden
- Paddocks, Stabling & Arena
- Circa 1.5 Acres
- Bath & Shower Rooms
- Fabulous Equestrian Opportunity
- Superbly Updated & Presented Family House
- Electric Gates/Ample Parking

A rare opportunity to purchase a fabulous equestrian property, with beautifully appointed 3 bed family house, stabling, arena and paddocks, all of which extend to circa 1.5 acres. Delightfully and conveniently located, in lovely countryside but only 3 miles from Ponteland, this property will suite a wide variety of purchaser. The house has been considerably updated by the current owners, with the Reception Hall, with storage cupboard, leading to the Lounge, with multi fuel stove and solid wood mantle piece. Glazed doors open to the Dining Room, also with a wood burning stove and French doors to the garden. The Breakfasting Kitchen is fitted with wall and base units, split level double oven, 5 ring gas hob and plumbing for a washer. The Utility Room also has wall and base units, sink unit and plumbing for a washer. There is a Rear Hall and a Shower/WC with wc, wash basin and shower quadrant with mains shower unit. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a good range of wardrobes with integral drawers and bay to the front. Bedroom 2 is to the rear, with fitted wardrobes and Bedroom 3 is to the front, with fitted wardrobes. The superb Bathroom/WC is fitted with a wc, wash basin, inset bath with shower attachment and shower quadrant with rainhead and hand held showers. There is an attached Garage with up and over door.

Externally, an electric gate opens to the driveway, the the Front Garden having a water feature and range of shrubs. The large Rear Garden is South/West facing with patio, decking, family lawn, fruit trees and shed.

A gate from the road leads to the floodlit Arena, yard, 4 stables with foaling shed and electricity, 2 storage containers and the three paddocks.

Reception Hall 14'3 x 8' (4.34m x 2.44m)

Lounge 13'4 x 17'2 (into bay) (4.06m x 5.23m (into bay))

Dining Room 13'4 x 11'3 (4.06m x 3.43m)

Breakfasting Kitchen 11'7 x 11'6 (3.53m x 3.51m)

Utility Room 9'4 x 7'1 (2.84m x 2.16m)

Shower/WC 6' x 4'10 (1.83m x 1.47m)

Rear Hall 5'8 x 3' (1.73m x 0.91m)

First Floor Landing

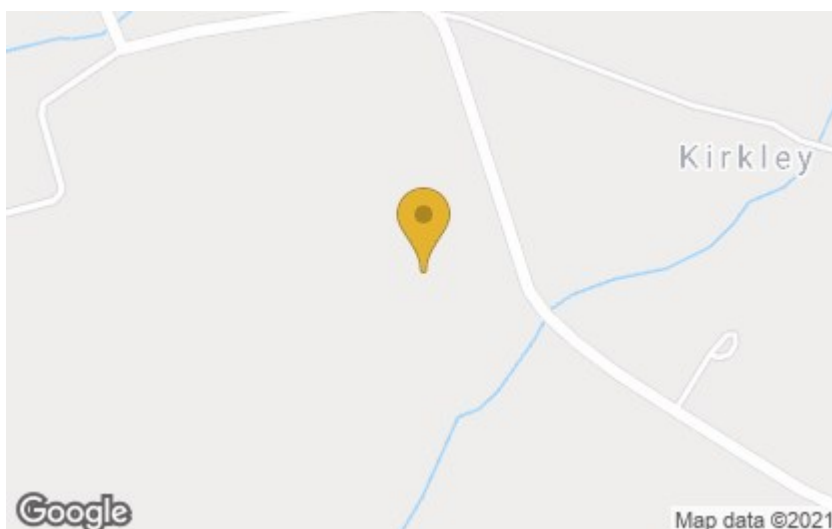
Bedroom 1 10'8 x 16'3 (into bay) (3.25m x 4.95m (into bay))

Bedroom 2 13' x 12'2 (3.96m x 3.71m)

Bedroom 3 9'6 x 7'10 (2.90m x 2.39m)

Bathroom/WC 8'2 x 7'10 (2.49m x 2.39m)

Garage 13'8 x 13'6 (4.17m x 4.11m)



Energy Performance: Current E Potential B

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.