



Professional Property People

North Grange Farm
North Road, Ponteland

North Grange Farm, North Road, Ponteland. NE20 9UT

Offers in the region of £675,000

A superbly presented five bedroomed, five reception, Georgian farmhouse conveniently situated on the edge of this highly sought after village. This handsome property which has been sympathetically updated by the current owners has spacious and well proportioned accommodation briefly comprising reception hall, cloakroom, 21 ft lounge with wood burning stove, conservatory, sitting room, dining room, and recently fitted breakfasting kitchen.

Additionally and with separate access, is an office, wc and family room which is ideal for home business use or as a separate granny flat. On the first floor is a landing, master bedroom with walk-in wardrobe, en-suite shower room/wc, four further bedrooms and stunning family bathroom/wc.

There is a large double garage with electric roller shutter doors with first floor office/workshop/studio. The property has a very spacious gravelled driveway and roundabout to the front with parking for many cars. There is a lovely South facing garden to the rear. North Grange Farm will be of interest to the discerning family purchaser looking for a versatile and impressive family home with the added benefit of potential home business premises within a convenient village location with early inspection being highly recommended.

The property is ideally situated for access to Ponteland's excellent range of amenities which include schools for all ages, excellent range of shops, variety of pubs and restaurants and a range of leisure amenities. The village is well placed for access to Newcastle International Airport and is within commuting distance of Newcastle upon Tyne.

RECEPTION HALL door and double glazed window to the front, parquet flooring, inset ceiling spot lights, cloaks cupboard, double panelled central heating radiator.

CLOAKROOM with cupboard above.

DINING ROOM **14' 11" (4.55m) x 13' 6" (4.11m)** solid fuel fired Rayburn range set within recess with tiled surround, fitted shelved storage cupboard, storage cabinet with display shelving over, delft rack, quarry tiled floor, double panelled central heating radiator, double glazed windows to front and side.

LOUNGE **15' 2" (4.62m) x 21' 10" (6.65m) max** with contemporary Jotul wood burning stove set within exposed brick fireplace, inset ceiling spot lights, parquet flooring, three double panelled central heating radiators, staircase leading to first floor landing, double glazed windows to side and rear, door to

CONSERVATORY **10' 0" (3.05m) x 10' 0" (3.05m)** tiled floor, windows and door to rear garden.

SITTING ROOM **14' 9" (4.5m) x 15' 2" (4.62m) into recess.** Coal effect real flame gas fire set within a polished wood surround with arched recesses to either side, corniced ceiling, traditional central heating radiator, double glazed window to rear.

BREAKFASTING KITCHEN **17' 2" (5.23m) x 11' 6" (3.51m)** Recently fully refitted with good range of wall and base units with inset stainless steel sink unit to black granite work surfaces with unique glass splashbacks and concealed lighting over, split level stainless steel fronted

oven, microwave, five ring gas hob, extractor hood, American style fridge freezer with cold water and ice dispenser, integral dishwasher, automatic washing machine and drier, double panelled central heating radiator, double glazed window to the front.

From kitchen entrance into side annex which has previously been used for business purposes

STUDY **12' 10" (3.91m) x 12' 0" (3.66m)** sloped and beamed ceiling, wood effect laminate flooring, double panelled central heating radiator, double glazed window to front.

REAR HALL central heating radiator, door to side.

SEPARATE WC white suite comprising low level wc, wash hand basin, with tiled splash back, chrome towel rail.

FAMILY ROOM **17' 0" (5.18m) x 11' 9" (3.58m)** central heating radiator, double glazed windows to side and rear, central heating boiler.

FIRST FLOOR LANDING central heating radiator, corniced ceiling, double glazed window to the rear and stained glass over bathroom door.

BEDROOM ONE **15' 6" (4.72m) x 10' 0" (3.05m)** wall lights, coved ceiling, walk-in wardrobe with hanging rail and shelving, central heating radiator, double glazed window to rear.

EN-SUITE SHOWER ROOM/WC fitted with suite in white comprising low level wc with concealed cistern,

vanity unit with wash hand basin and vanity shelf over, shower quadrant with mains power shower unit, fully tiled walls, travertine floor, central heating radiator, double glazed window to side.

BEDROOM TWO 15' 4" (4.67m) x 13' 9" (4.19m) central heating radiator, shelved storage cupboard, double glazed window to rear and side.

BEDROOM THREE 10' 11" (3.33m) x 9' 5" (2.87m) wood effect laminate flooring, central heating radiator, fitted storage cupboard, cupboard housing insulated hot water cylinder, double glazed window to front.

BEDROOM FOUR 11' 8" (3.56m) x 8' 3" (2.51m) double glazed window to rear.

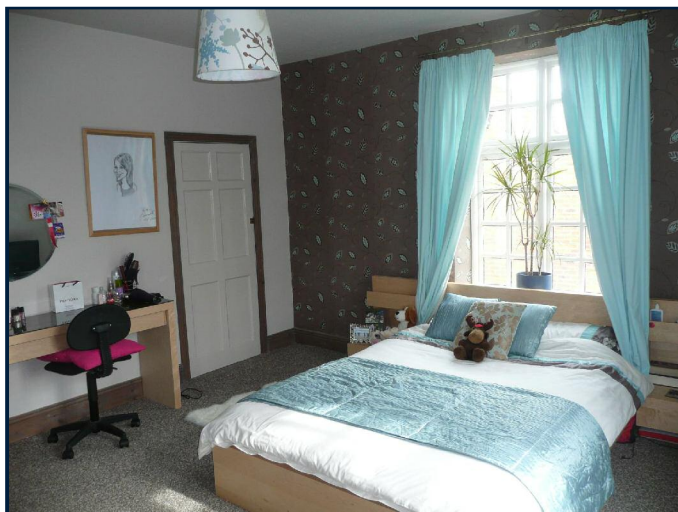
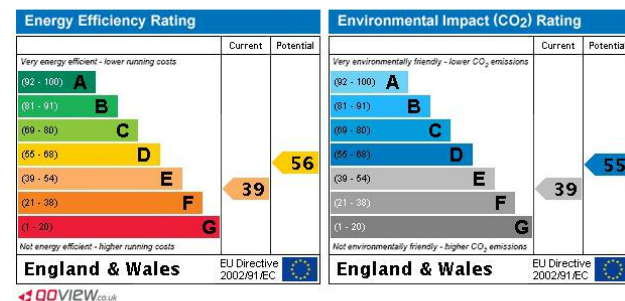
BEDROOM FIVE 11' 8" (3.56m) x 7' 9" (2.36m) beamed ceiling, central heating radiator, double glazed window to front.

BATHROOM/WC 14' 10" (4.52m) x 8' 1" (2.46m) recently refurbished with four piece contemporary suite in white with modern chrome fitting comprising low level wc, wash stand with wash hand basin, light and mirror over with cabinets to either side, corner bath with shower attachment, double shower enclosure with electric shower unit, travertine tiled walls and floor, inset ceiling spot lights, stainless steel heated towel rail/radiator, underfloor heating, double glazed window to side.

DOUBLE GARAGE 20' 4" (6.2m) x 18' 0" (5.49m) detached with twin electric roller shutter doors, inspection pit, steps up to office/studio/workshop, inset ceiling spot lights, two velux double glazed roof lights.

EXTERNALLY To the front of the property there is a gravelled driveway with roundabout and range of plants and shrubs to the borders. To the rear there is a delightful South facing garden with patio and lawn

beyond, borders and beds housing a range of plants and shrubs, pergola, raised vegetable beds, two garden sheds, summerhouse and cold water tap.



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