



- 3 Bed Detached Dormer Bungalow
- Spacious, Well Fitted Kitchen
- 2 Further Beds & Shower/WC
- Fabulous Location

- Stone Built Stable Conversion
- Breakfast Room
- Air Source Heat Pump with Underfloor Heating

- 24' Vaulted Lounge with Woodburner
- 1st Floor Master Bed & En Suite Bath
- Manageable Garden with Summer House

A rare opportunity to purchase a 3 bedroomed stone built cottage, converted from former stables and now providing spacious accommodation, ideal for a couple or family. Delightfully situated in beautiful countryside just to the South East of Ponteland, this property has sealed unit double glazing and underfloor heating via an air source heat pump. The Reception Hall has an exposed wood floor and Cloakroom/WC with wc and vanity unit with wash basin. The wood flooring continues into the 24' beamed and vaulted Lounge, an impressive room with wood burning stove within an inglenook fireplace, wall lights and 3 arched windows to the front. The Kitchen is comprehensively fitted with a good range of wall and base units, sink unit, 2 oven oil fired Aga and 4 ring ceramic hob. The central island hosts the fitted oven and microwave and there is an integral fridge and freezer, with the room open to the dual aspect Breakfast Room. The Utility Room is also fitted with wall and base units with sink unit, auto washer and drier. The Night Hall leads to Bedrooms 2 and 3, both to the rear, with fitted wardrobes. The Shower/WC is fitted with a wc with concealed cistern, vanity unit with wash basin and shower cubicle with mains shower. Stairs lead from the hall to the First Floor Landing. Bedroom 1 enjoys lovely views to the front and had a range of fitted wardrobes and a beamed and vaulted ceiling as well as an En Suite Bathroom/WC with wc with concealed cistern, vanity unit with wash basin and 'P' shaped bath with mans shower over, curved shower screen and chrome towel warmer.

Externally there is a generous gravelled parking area to the front along with an enclosed garden area with Summer House. To the side there is a pleasant landscaped terrace.

Hopton House is well placed for Ponteland and Darras Hall, is within excellent commuting distance of the city and is conveniently located for the Airport, A69 and A

Reception Hall

Cloakroom/WC

Lounge 24'6 x 15' (7.47m x 4.57m)

Kitchen 15' x 17'4 (max) (4.57m x 5.28m (max))

Breakfast Room 10'2 x 7'2 (3.10m x 2.18m)

Utility Room 7'9 x 6'2 (2.36m x 1.88m)

Night Hall

Bedroom 2 15'6 x 8'3 (4.72m x 2.51m)

Bedroom 3 12' x 7'9 (3.66m x 2.36m)

Shower/WC 6'8 x 5'4 (+recess) (2.03m x 1.63m (+recess))

First Floor Landing

Bedroom 1 15'3 x 12' (max) (4.65m x 3.66m (max))

En Suite Bathroom/WC 7'4 x 6'5 (2.24m x 1.96m)



Energy Performance: Current D Potential C

Council Tax Band:

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.