



- Detached House with Countryside Views
- Breakfasting Kitchen
- Bedroom Two En-suite
- Garage

- 4 Double Bedrooms
- Utility Room & Cloakroom WC
- Bedrooms 3 & 4 Jack & Jill En-suite

- Large Living & Dining Room
- Master Bedroom, En-suite & Dressing Room
- Study & 1st Floor Sitting Area

The Stables is an immaculately presented, stone built 4 bedroom property, in a unique hamlet setting approx. 3.9 miles from Ponteland village. Constructed in 2015 to the current owners high specification and includes underfloor heating to the ground floor, Villeroy & Boch bathroom suites, Sonos sound system and stunning views over countryside. The Entrance Hall has an impressive oak and glass staircase with a door to the Study and door to cloakroom WC. The Inner Hall has glazed door to the rear, and double doors to the dual aspect Sitting/Dining Room with bi folding doors to rear garden, air conditioner and a contemporary recessed fire. The Utility Room has fitted cupboard storage and plumbing for washer. The modern Kitchen features full length bi-folding doors to the rear garden, a well equipped range of kitchen units with quartz work surfaces and quality kitchen appliances. The large central island unit provides addition cupboard storage and a breakfast bar. To the first floor is a spacious landing currently used as a sitting area and has built in storage cupboards. All four bedrooms are generously sized with vaulted ceilings and apex style windows all with lovely views. Bedroom 1 has a walk in Dressing Room. The Master En-Suite comprises WC, twin wash basins with mirror over, bath and wet room shower. Bedrooms 2 and 3 share an en-suite shower room/WC and bedroom 4 also features an en-suite wet room/WC. Accessed from the inner hall is the integral Double garage with electrically operated door. Externally the block paved driveway provides ample parking. The front garden has lawn with access to both sides leading to the south facing rear garden with full width patio, covered area with outside kitchen, lawn, planted borders and garden shed. The property also benefits from roof mounted solar panels.

EPC Rating B / Council Tax Band G

Entrance Hall

Study 11'8" x 8'5" (3.558 x 2.579)

Cloakroom Wc 9'6" x 5'3" (2.915 x 1.622)

Utility Room 9'5" x 6'5" (2.892 x 1.965)

Breakfasting Kitchen 19'6" x 19'5" (5.951 x 5.943)

Lounge / Dining Room 36'6" x 24'3" (11.13 x 7.416)

Landing/Sitting Room 17'4" x 11'7" (5.287 x 3.532)

Bedroom 1 19'1" x 17'8" (5.826 x 5.409)

Dressing Room

En-Suite Bathroom

Bedroom 2 19'2" x 16'10" (5.860 x 5.138)

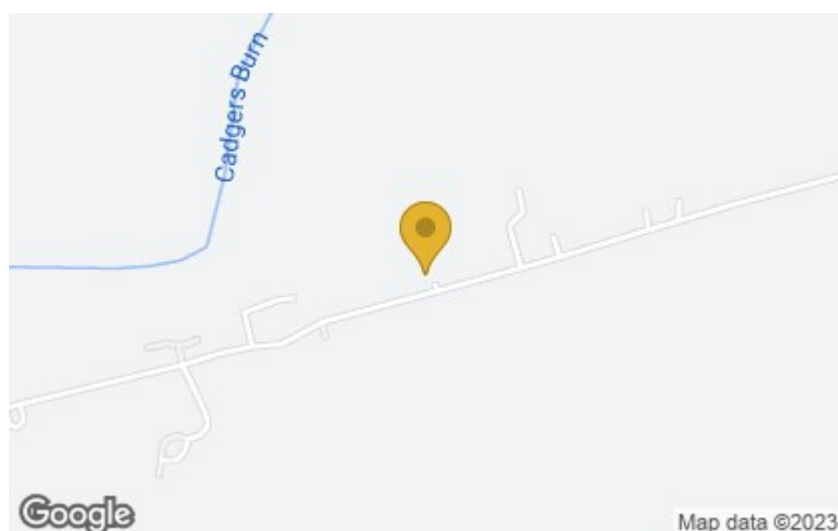
Jack and Jill En-suite

Bedroom 3 19'2" x 10'9" (5.851 x 3.298)

Bedroom 4 19'2" x 10'9" (5.851 x 3.298)

En-suite

Garage 19'6" x 19'5" (5.951 x 5.943)



Energy Performance: Current B Potential B

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.