



- Character Property
- En-suite Shower Room WC
- Breakfasting Kitchen & Utility
- Council Tax Band F / EPC Rating D

- Countryside Views
- Bathroom WC
- Study

- 3 Bedrooms (2 Ground/1 First Floor)
- 24ft Lounge / Dining Room
- Boot Room and WC

A well presented 3 bedroomed stone built cottage situated in a beautiful countryside location just to the South West of Ponteland, this property has sealed unit double glazing and part underfloor heating via an air source heat pump. The Reception Hall has wood floor and with door to boot room and separate WC fitted with with wc with concealed cistern and wash basin. The wood flooring continues into the 24' beamed and vaulted Lounge/ Dining Room, 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, quartz worktops with inset sink, integrated dishwasher and 2 oven, oil fired Aga. The central island has a 4 ring ceramic hob, electric oven and microwave together with breakfast bar. The Utility area is also fitted with base and drawer units with Belfast sink and in. The Study has a fitted desk, door to side, cupboard housing the hot water cylinder and door to a night hall leading to Bedrooms 2 and 3, both to the rear The Bathroom/WC is fitted with a wc with concealed cistern, wash basin with drawer storage and free standing bath with shower attachments. Stairs lead from the hall to the First Floor Landing. Bedroom 1 enjoys lovely views to the front (south) and has a shelved dressing area and a beamed and vaulted ceiling as well as an En Suite Shower Room/WC with wc with concealed cistern, wash basin with drawer storage and walk-in shower.

Externally to the front there are electric entrance gates to a generous gravelled parking area. together with a patio area with summer house. To the side there is a private landscaped terrace.

Hopton House is well placed for Ponteland and Darras Hall, and within excellent commuting distance of the city and is conveniently located for the Airport, A69 and A1

Entrance Hall 8'11" x 7'8" (2.734 x 2.346)

Boot Room

WC

Lounge / Dining Room 24'4" x 14'9" (7.420 x 4.503)

Breakfasting Kitchen 17'4" x 14'8" (5.286 x 4.490)

Utility Room 10'2" x 7'0" (3.099 x 2.159)

Study 14'9" x 7'9" (4.519 x 2.381)

Inner Hall

Bedroom 2 11'9" x 7'6" (3.597 x 2.295)

Bedroom 3 15'3" x 8'2" (4.666 x 2.513)

Bathroom WC 11'9" x 5'2" (3.582 x 1.585)

First Floor

Bedroom 1 15'1" x 9'6" (4.615 x 2.919)

En-suite Shower Room WC





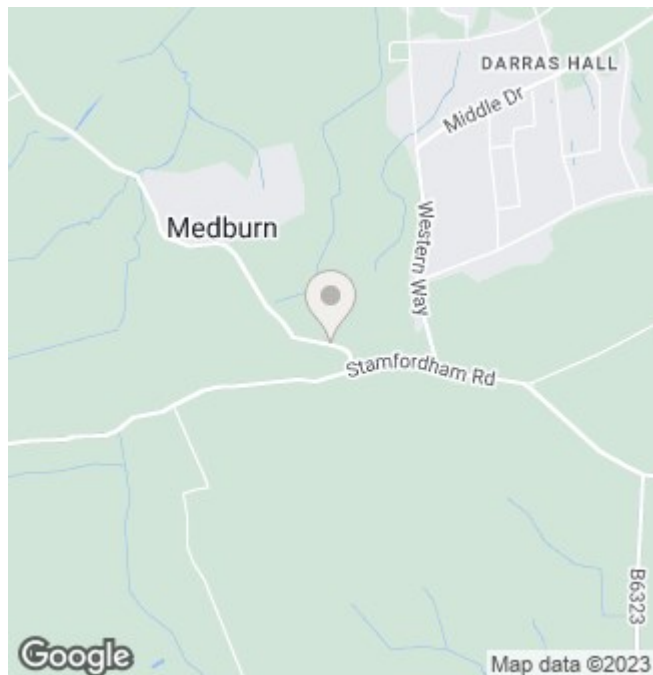
Energy Performance: Current D Potential C

Council Tax Band: F

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.