



- Handsome 4 Bed Period Detached House
- Wonderful Location
- Double Garages to Each Property
- A Unique Opportunity

- Charming & Spacious 3 Bed Detached Cottage
- Well Proportioned Family Accommodation
- Potential Redevelopment (Subject to Permissions)

- Circa 1.5 Acres Gardens/Grounds
- Oil Heating
- Scope for Updating

UNIQUE OPPORTUNITY - TWO DETACHED HOUSES

Hiddlestone comprises 2 fabulous detached houses on a beautiful plot extending to circa 1.5 acres. Hiddlestone is a handsome 4 bedroomed double fronted, detached family house, built in 1906 with many fine features and superbly proportioned accommodation. Hiddlestone Cottage was converted many years ago to form a spacious and characterful 3 bedroomed detached house. The properties are situated at Smallburn, surrounded by countryside, some 1.2 miles from the centre of Ponteland.

With oil fired heating, Hiddlestone has an Entrance Porch, Entrance Hall, elegant Reception Hall, Lounge with lovely fireplace and fine ceiling plasterwork, Dining Room, Study, Breakfasting Kitchen, Utility Room and Cloakroom/WC. The First Floor Landing leads to the 4 Bedrooms, with the master bedroom having an En Suite Shower Room, and the family Bathroom/WC, with shower. There is also a Detached Double Garage with twin electric doors.

Hiddlestone Cottage has an Entrance Porch leading to the Entrance Hall, Reception Hall with Cloakroom/WC, pleasant dual aspect Lounge, Dining Room with recessed fireplace and 2 useful Studies. There is also a Breakfasting Kitchen and a Utility Room. The spacious First Floor Landing has storage and airing cupboards and leads to the 3 bedrooms, the master bedroom with fitted furniture. There is also a Bathroom/WC with shower, and again, a Detached Double Garage.

The two houses stand in generous grounds, approached via driveways, with well stocked garden areas, vegetable garden, lawns, greenhouse, sheds and paddock. There is potential to develop the site, subject to the necessary permissions.

Smallburn is a rural area, just to the North of the village of Ponteland, a sought after area with excellent amenities including schools for all ages, shops including Waitrose, pubs, restaurants, sports and leisure facilities. The property is well placed for Newcastle International Airport and for commuting into the city

HIDDLESTONE:

Entrance Porch 9'3 x 7'2 (2.82m x 2.18m)

Entrance Hall 6'0 x 5'10 (1.83m x 1.78m)

Reception Hall 18'2 x 13'9 (5.54m x 4.19m)

Lounge 15'0 x 17'9 (into bay) (4.57m x 5.41m (into bay))

Dining Room 15'3 x 13'6 (4.65m x 4.11m)

Study 10'4 x 10'2 (3.15m x 3.10m)

Breakfasting Kitchen 15'3 x 15'0 (4.65m x 4.57m)

Utility Room 5'4 x 4'10 (1.63m x 1.22m/3.05m)

Cloakroom/WC 5'1 x 4'6 (1.55m x 1.37m)

Side Hall 5'8 x 4'2 (1.73m x 1.27m)

First Floor Landing

Bedroom 1 15'2 x 13'0 (4.62m x 3.96m)

En Suite Shower Room 5'10 x 3'1 (1.78m x 0.94m)

Bedroom 2 15'2 x 15'1 (4.62m x 4.60m)

Bedroom 3 14'2 x 10'8 (4.32m x 3.25m)

Bedroom 4 11'0 x 7'7 (3.35m x 2.31m)

Bathroom/WC 9'10 x 8'8 (3.00m x 2.64m)

Detached Double Garage 19'6 x 19'2 (5.94m x 5.84m)

HIDDLESTONE COTTAGE:

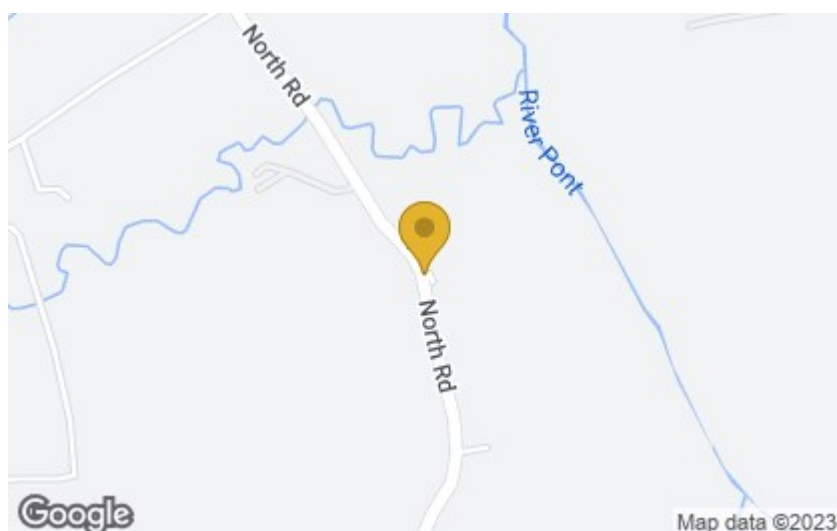
Entrance Porch 7'0 x 4'7 (2.13m x 1.40m)

Entrance Hall 6'8 x 5'3 (2.03m x 1.60m)

Reception Hall 10'10 x 6'8 (3.30m x 2.03m)

Cloakroom/WC 7'8 x 3'0 (2.34m x 0.91m)

Lounge 15'3 x 12'0 (4.65m x 3.66m)



Energy Performance: Current F 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.