



- 2 Bed Apartment
- Spacious, Well Proportioned Rooms
- 20' Master Bed with 18' En Suite
- Use of Grounds & Woodland

- Within a Stunning Grade 1 Listed Hall
- 23' Lounge with Fabulous Fireplace
- Shower/WC

- Part of Unusual Hexagonal Courtyard
- Superb Breakfasting Kitchen
- Beautiful, Accessible Location

A unique opportunity to live in a spacious courtyard apartment, forming part of a fabulous Grade 1 listed hall. Beautifully situated and surrounded by around 30 acres of grounds, which the tenants have partial use of, the property is accessible for Ponteland, the Airport and is within commuting distance of Newcastle. With oil fired central heating, the property is accessed via an unusual hexagonal courtyard. With beautifully proportioned accommodation with high ceilings and oil fired central heating, the Reception Hall leads to the particularly spacious 23' Lounge with fabulous marble fireplace. The Breakfasting Kitchen is fitted with a range of units with sink unit, split level oven, 4 ring ceramic hob with extractor over, integral dishwasher with matching hob, superb stripped press with storage and drawers and arched window with door to the courtyard. The Utility Room has a range of fitted storage shelving. The Master Bedroom extends to over 20' with views over surrounding parkland and has an EnSuite Bathroom/WC, with low level wc, his and hers pedestal wash basins with mirror and lights over, freestanding roll top bath with shower mixer and walk in shower enclosure with rainhead and hand held showers. Bedroom 2 also has views over the parkland. The Shower/WC is fitted with a low level wc, circular wash basin and shower enclosure with rainhead and hand held showers.

Available unfurnished, West Wing at Milbourne Hall is a unique and wonderful place to live. Ponteland is the nearest large village with schools for all ages, wide choice of shops including Waitrose, excellent choice of pubs and restaurants and a range of sporting and leisure facilities.

Reception Hall

Lounge 23'4 x 16'8 (7.11m x 5.08m)

Breakfasting Kitchen 17'2 x 14'10 (5.23m x 4.52m)

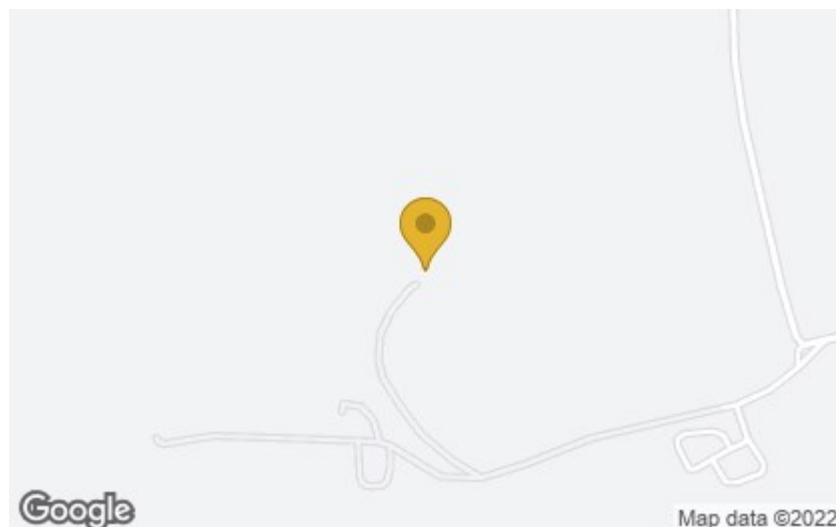
Utility/Store Room 13'2 x 10'3 (max) (4.01m x 3.12m (max))

Bedroom 1 20'6 x 16'10 (6.25m x 5.13m)

En Suite Bathroom/WC 18'10 x 6'8 (5.74m x 2.03m)

Bedroom 2 13'0 x 12'8 (3.96m x 3.86m)

Shower/WC 10'8 x 8'10 (max into recess) (3.25m x 2.69m (max into recess))



Energy Performance: Current E 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.