



- 3/4 Detached House
- Lounge with Fireplace & French Doors
- Conservatory
- Good Sized Gardens
- Spectacular Location/Views
- Sitting/4th Bedroom
- Bath and Shower Rooms
- Deceptively Spacious
- Spacious Breakfasting Kitchen
- 21' Detached Garage with Electric Door

A deceptively spacious 3/4 bedroomed detached dormer style house, in a fabulous rural location, with spectacular uninterrupted views over surrounding Northumbrian countryside. Newly built by the current owners some 16 years ago, the property benefits from oil fired central heating and sealed unit double glazing. The spacious Reception Hall has double doors opening to the Lounge, the focal point of which is a coal effect electric fire within an attractive surround. The dual aspect Sitting Room would also make an excellent 4th Bedroom. The Breakfasting Kitchen is fitted with a range of wall, base and display units with inset twin bowl sink unit to round edged work surfaces and integral breakfast table, split level oven with 4 ring ceramic hob and integral dishwasher with matching door. Doors open to the Conservatory with lovely views and door to the side garden. The Utility Room is fitted with wall and base units and has plumbing for a washer. Bedroom 3 is to the rear and the Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with shower attachment, shower screen, chrome towel warmer and mirror fronted cabinet with integral light. Stairs lead from the hall to the First Floor Landing, with Velux roof light and eaves storage cupboard. The generous Master Bedroom and 'L' shaped Bedroom 2 both have 2 Velux roof lights. The Shower/WC has a low level wc, pedestal wash basin with mirror fronted cabinet with integral light over and shower quadrant with mains shower unit. There is a particularly spacious Detached Garage with electric roller shutter door.

Fellside View stands in well designed gardens. A driveway to the front leads to the garage and additional parking to the side. The Front Garden is lawned, with plants and shrubs,, pleasant decking area to the side and lovely family Rear Garden with lawn, BBQ, and decking.

Marycastle is well placed for the A696 with good access to Ponteland, the Airport, Morpeth and into Newcastle .

Reception Hall

Lounge 16'8 x 15'4 (5.08m x 4.67m)

Sitting/Bed Room 4 13'3 x 12'3 (4.04m x 3.73m)

Conservatory 11'2 x 11'2 (3.40m x 3.40m)

Breakfasting Kitchen 15'10 x 13'2 (4.83m x 4.01m)

Utility Room 10' x 7'6 (3.05m x 2.29m)

Bedroom 3 13'2 x 10' (4.01m x 3.05m)

Bathroom/WC 8'10 x 7' (2.69m x 2.13m)

First Floor Landing

Bedroom 1 18'8 x 15'4 (5.69m x 4.67m)

Bedroom 2 11'6 x 7'8 (max) (3.51m x 2.34m (max))

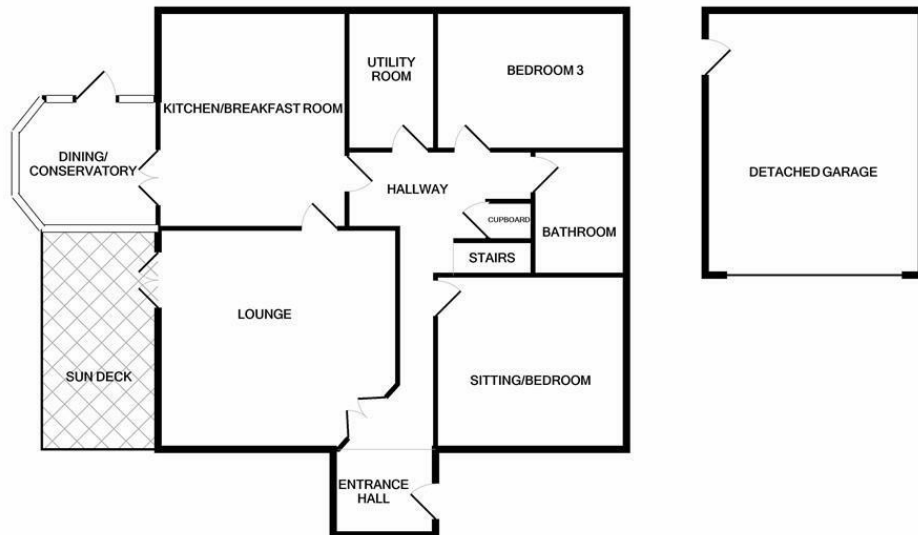
Shower/WC 11'5 x 7'3 (max) (3.48m x 2.21m (max))

Detached Garage 21'9 x 15' (6.63m x 4.57m)

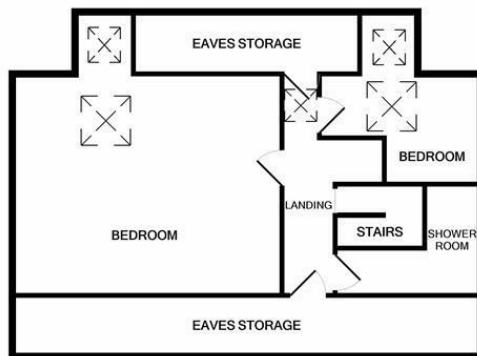




Energy Performance: Current C Potential A
 Council Tax Band: D
 Distance from Morpeth: 14 miles
 Distance from Ponteland: 15 miles
 Distance from Hexham: 22 miles
 Distance from Newcastle upon Tyne: 23 miles
 Northumberland County Council: 0345 6006400
 School Catchment for both Morpeth and Ponteland



GROUND FLOOR
APPROX. FLOOR
AREA 1286 SQ.FT.
(119.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 681 SQ.FT.
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1967 SQ.FT. (182.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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