



- Barn Conversion
- En-suite Shower Room WC
- Utility Room
- Council Tax Band F / EPC Rating D

- Around 2.5 acres of Gardens & Land
- Open plan Kitchen/Dining/Living
- Bathroom WC

- 4 Bedrooms
- Lounge
- Garage



Dove Cottage is a spacious 4 bedroomed, stone built barn conversion, with gardens and paddock, superbly appointed and updated to a high standard by the current owners. Beautifully situated within stunning countryside, this property is easily accessible to the Airport, Ponteland and the city. The focal point of the spacious Lounge is a multi-fuel stove set within a rustic brick fireplace with solid wood mantle shelf, wall lights and arch with door to the garden. The heart of this home however, is undoubtedly the 40' multi-functional Kitchen/Dining/Family Room, with bespoke wall and base units and island with Silestone work surfaces, breakfast bar, Smeg electric range style cooker with induction hob, wine cooler, integral dishwasher, Amtico flooring continuing into the family area and twin arches with door to the front garden. The Utility Room is also well fitted with a range of units, sink unit and plumbing for a washer. The Night Hall leads to the bedrooms with Bedroom 1 having an En Suite Shower/WC, recently updated with wc with concealed cistern, wash stand with basin, wall mounted tap and recessed mirror fronted cabinet over with inset lighting, double shower cubicle with rainhead and hand held showers and underfloor heating. Bedroom 2, to the front, also has wall to wall wardrobes. The Family Bathroom/WC, with wc with concealed cistern, wash stand with stone basin, free standing double ended stone bath with hand held shower and oversized shower quadrant with rainhead and hand held showers. Bedrooms 3 and 4 are also both to the front. There is an attached Garage with loft storage.

The South facing Front Garden is lawned, with a patio, collection of plants and shrubs and path to the front door. There are generous Side & Rear Gardens, with driveway, lawn, trees, shrubs, gazebo, summerhouse, greenhouse and shed, along with an Orchard and Paddock, extending to circa 2.5 acres

**Rear Entrance Porch 9'8" x 4'9" (2.97 x 1.45)**

**Lounge 19'9" x 15'3" (6.02 x 4.65)**

**Kitchen/Dining/Living Room 40'5" x 15'1" (12.34 x 4.62)**

**Utility Room 10'11" x 5'1" (3.35 x 1.55)**

**Night Hall**

**Bedroom 1 11'3" x 16'6" (3.45 x 5.03)**

**En-suite Shower/WC 16'0" x 4'0" (4.88 x 1.22)**

**Bedroom 2 11'6" x 10'0" (3.51 x 3.05)**

**Family Bathroom 11'3" x 6'11" (3.43 x 2.13)**

**Bedroom 3 11'6" x 9'6" (3.51 x 2.90)**

**Bedroom 4 11'6" x 7'1" (3.51 x 2.18)**

**Garage 17'5" x 9'10" (5.33 x 3.00)**





Energy Performance: Current D Potential B

Council Tax Band: F

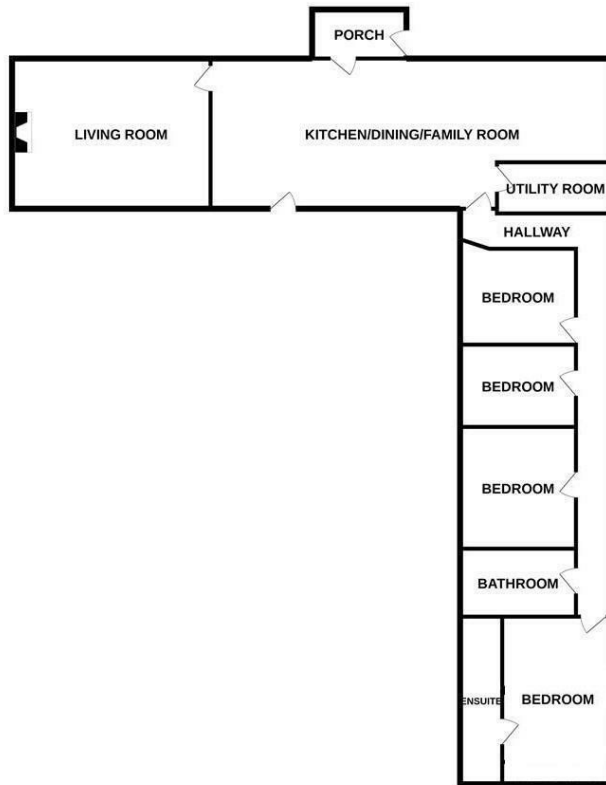
Distance from School:

Distance from Metro:

Distance from Village Centre:



# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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