

# BRUNTON

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## RESIDENTIAL



**BARNABY WAY, PONTELAND, NE20**

**Asking Price £460,000**

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A truly exceptional three bedroom detached residence, beautifully designed and impeccably finished, positioned on the exclusive Barnaby Way in Ponteland. Offering contemporary luxury throughout, this outstanding family home blends high end interiors with expansive outdoor space and uninterrupted views over open countryside.

Situated in a peaceful enclave on the edge of Ponteland, this property offers the best of both worlds: a serene semi rural setting with open views, yet only minutes from Ponteland's highly regarded schools, vibrant village centre, boutiques, restaurants and excellent transport links to Newcastle and surrounding areas.

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The property opens into a welcoming vestibule, leading to a stunning formal living room, styled with bespoke wall panelling. A versatile playroom sits to the front of the home ideal as a second reception, office or snug, and adjacent to this is a stylish guest WC.

To the rear, the heart of the home is a breath taking open plan kitchen, dining and family space. Designed with clean modern lines and finished to an exceptional standard, the kitchen features sleek cabinetry, integrated appliances, a statement island and ample workspace. The dining area benefits from French doors that open directly onto the garden. Completing the ground floor layout is a well-equipped utility room, offering additional practicality.

Upstairs, the immaculate décor continues with three beautifully appointed bedrooms. The principal suite is a sanctuary of calm, complete with bespoke fitted wardrobes and a luxurious en-suite shower room featuring contemporary fixtures. Two further double bedrooms, each thoughtfully designed with custom storage and elegant décor, share a stunning family bathroom with high quality tiling, matte black fittings and a rainfall shower over bath.

The rear garden is one of the standout features of this exceptional home. Landscaped to an impeccable standard, it includes an expansive stone patio for outdoor dining, manicured lawns, modern pathway lighting, raised borders planted with established shrubs, and a beautifully crafted decked sun terrace. The garden enjoys remarkable privacy and open views across neighbouring fields, offering a rare sense of space and tranquillity.

To the front, the property offers a spacious driveway, an integral storage area, and an elegant modern façade that complements the premium finish within.



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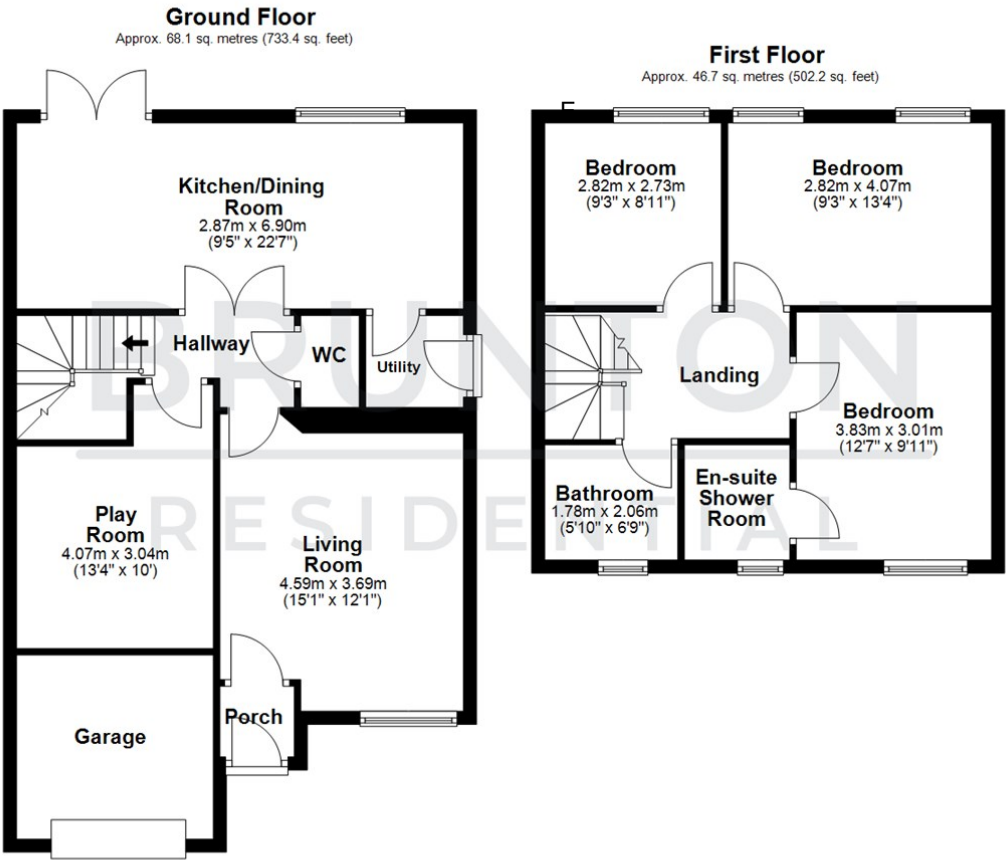
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : E

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 94        |
| (81-91) B                                   | 83      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |