

# BRUNTON

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RESIDENTIAL



**PRESTWICK WHINS, PRESTWICK, NE20**

Offers Over £795,000

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Substantial and characterful four-bedroom home situated at Prestwick Whins Farm in Prestwick, Newcastle upon Tyne, offering a unique setting with generous accommodation and a high level of privacy.

The property is centred around an impressive dining hall, creating a striking focal point and connecting the main reception spaces and kitchen. The layout offers flexibility with additional ground-floor accommodation, while the first floor hosts three well-proportioned bedrooms, each with en-suite facilities, including a master suite with dressing room.

Externally, the property further benefits from extensive private gardens, a double garage and a private driveway.

The location offers a semi-rural feel while remaining conveniently positioned for access to Ponteland, Newcastle city centre and surrounding areas, with nearby amenities, well-regarded schooling and excellent transport links all within easy reach.

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The internal accommodation comprises: spacious and well-balanced living space arranged over two floors, retaining a wealth of character throughout. To the ground floor, the property is centred around a stunning dining hall, which forms the heart of the home and provides access to the principal reception areas and kitchen on either side, creating a striking and sociable focal point. In addition to the main living spaces, the ground floor offers a versatile additional room, which could be utilised as a further bedroom or second reception room, depending on requirements, adding flexibility to the layout.

To the first floor, there are three generously sized bedrooms, each benefiting from its own en-suite or WC facilities. The master bedroom enjoys a particularly impressive layout, with French doors leading into an en-suite bathroom and access to a private dressing room.

Externally, the property is set within substantial and well-established gardens, offering a high degree of privacy with a combination of walled and fenced boundaries. The home is approached via a private driveway and further benefits from a double garage, providing ample parking and storage.



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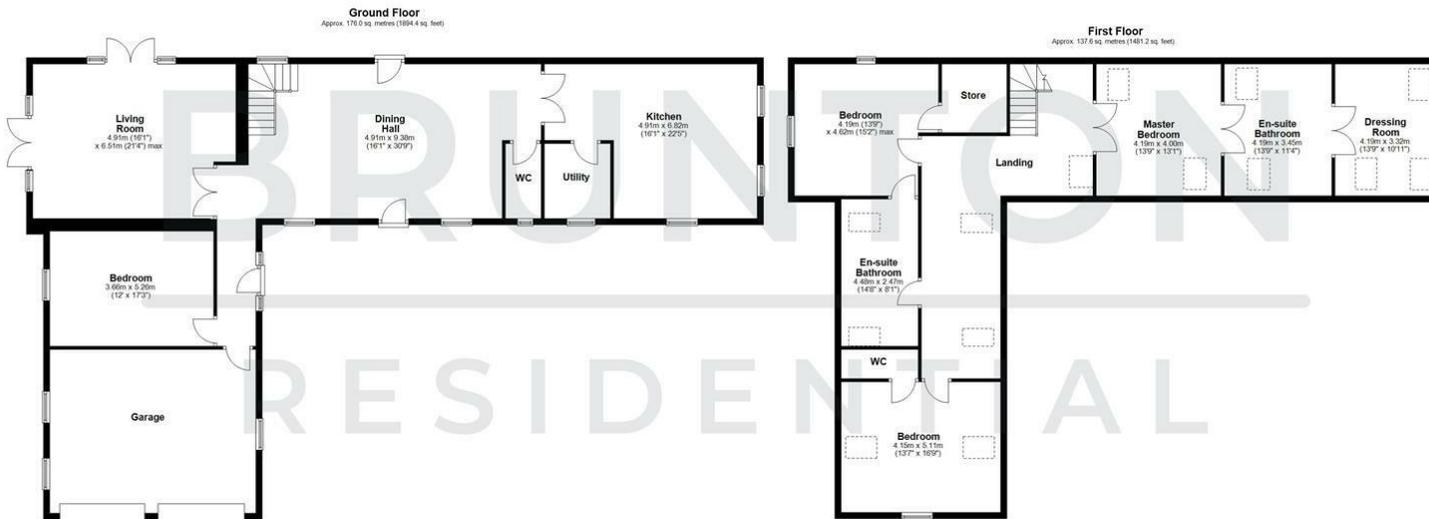
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TENURE : Freehold

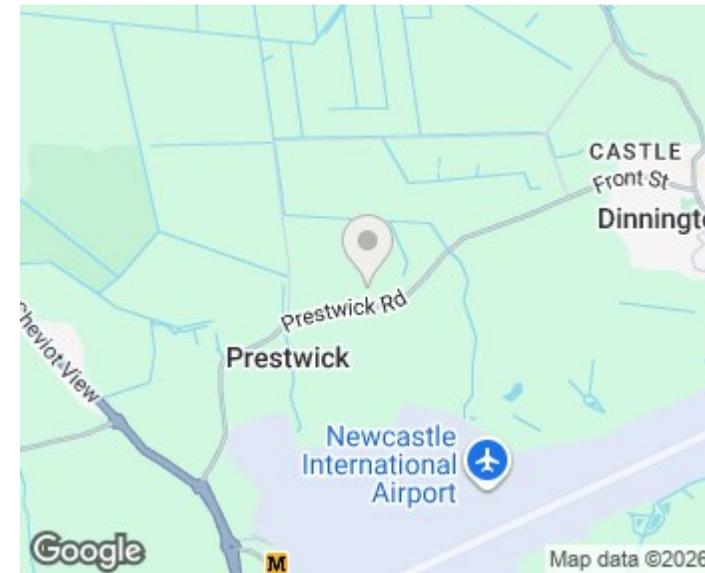
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C



Total area: approx. 313.6 sq. metres (3375.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	75
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	