

**BRUNTON**  
RESIDENTIAL



**FARRICK VIEW, MEDBURN, NE20**

Offers Over £1,050,000

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Well Presented & Detached Modern Stone Built Family Home, Boasting Approximately 5,000 Sq ft of Internal Living Space with Stunning Open Aspect Views over Wonderful Open Countryside! This Excellent Home Enjoys a Generous Lounge, Impressive 33ft Open Plan Kitchen/Diner, Beautiful Garden Room, Five Double Bedrooms, Three En-Suites plus Family Bathroom, Living Annex which is perfect for multi-generational living. Delightful West Facing Landscaped Rear Gardens, Large Multi-Car Driveway & Integral Double Garage!

Farrick View is an impressive, architect designed and modern, stone built detached family home which was originally designed and constructed by the current owners approximately 17 years ago. This beautiful property is positioned within the desirable village of Medburn and has been built to a very high standard. The property also enjoys wonderful open aspect views out over the surrounding countryside and towards Farrick Hill.

The village of Medburn is placed only 2 miles from the prestigious Darras Hall and Ponteland Village with its excellent array of shops, cafes, restaurants, amenities and outstanding local schooling.

Newcastle City Centre is located only 20 minutes away as well as Newcastle Airport providing excellent links throughout the UK and into Europe.

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The property itself is accessed via large secure electronic entrance gates that lead to a long private driveway with walled and fenced boundaries that in turn gives access to a wide driveway offering off street parking for multiple vehicles and a double garage.

The internal accommodation comprises: Lobby with double doors leading into a central entrance hall with a further set of double doors leading into the central garden room. A door to the right of the entrance hall leads into a ground floor guest WC/cloakroom which also offers a door leading into a utility room with door to garden and through to the second kitchen.

To the left-hand side of the hallway is a stunning open plan, kitchen/dining and family room which measures 33ft in length. The kitchen area offers bespoke walnut cabinetry, granite work-surfaces, large central island and a range of integrated appliances. The entirety of this space is fully tiled with under-floor heating.

Double doors from the kitchen then lead into the garden room, which is centrally located and offers door back through to the hallway with French doors leading out onto the rear terrace and gardens.

A further set of double doors then leads into the formal lounge, which measures 25ft and offers dual aspect windows with wonderful open aspect views and a large, marble fireplace.

A hallway from the rear of the garden room leads to a stairwell which in turn provides a stairwell leading up to the first-floor landing with reading area.

The main landing with sitting/study area connects to four double bedrooms, the principal suite enjoys fitted wardrobes and a luxury en suite bathroom/WC. The remaining three bedrooms are all large double rooms, two of which offer en-suite shower rooms and the fourth is placed adjacent to the family bathroom/WC.

Bedroom four also provides a door to a second/rear landing with stairs leading from the Utility and a door to bedroom five/study. This bedroom space provides clear potential to create a separate annexe which is ideal for those with visiting relatives or for elderly relatives.

A stairwell then leads down to the second kitchen and offers a door into the integral garage.

Externally, the property enjoys a generous plot, with mature west facing rear gardens, boasting wonderful open aspect views over surrounding greenery, which are landscaped and mainly laid to lawn with mature planted borders, large paved patio seating area, fenced boundaries and summer house.

Well-presented throughout, with double glazed windows, oil central heating and underfloor heating to both the ground and first floors, this excellent stone-built family home simply demands an early inspection and viewings are strongly advised.



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TENURE : Freehold

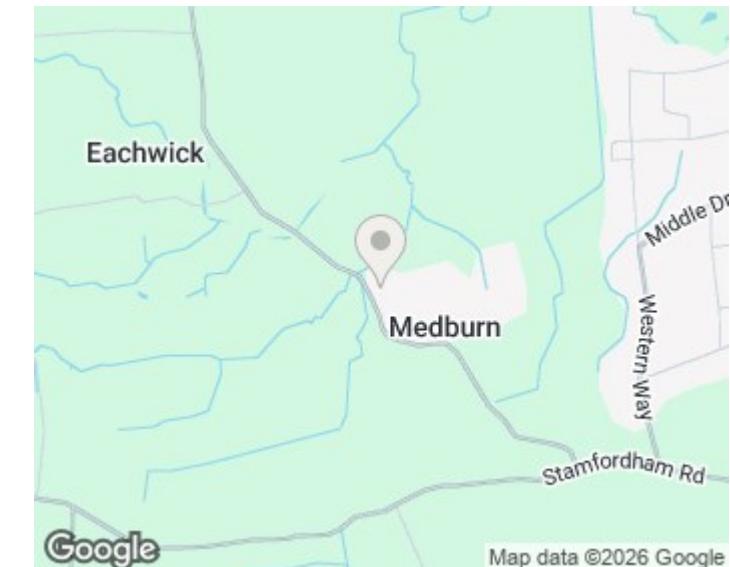
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : C



Total area: approx. 461.6 sq. metres (4969.1 sq. feet)  
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		
(81-91) B		
(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	