

# BRUNTON

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## RESIDENTIAL



**PARK DRIVE, STANNINGTON, NE61**

Guide Price £1,600,000

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The subtlety of design is what sets Pine House apart from other properties. It is an inclusive property designed to be a home for the whole family. Level access, curved walls, purposeful lighting, wide bespoke solid wood doors with beautifully carved architraves and generous amounts of space underpin a property which is truly versatile and accessible. It was built in 1937 as the Mona Taylor Maternity Home and was renovated in 2005 to be the family home it is today. The renovation included mechanical design which supports the property being split into multiple accommodations or as a single home. This property has so much potential to be easily shaped to meet the needs of the owners.

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The internal accommodation comprises: an inviting covered porch and wide entrance with side windows opens into the spacious hall which is connected to a super useful boot room and toilet. The hall also leads to an open-plan hallway, kitchen, dining, sitting area – this space is the impressive focal point and centre of Pine House. It features open vaulted ceilings, Amtico flooring and underfloor heating. Velux ceiling lights, large south-facing windows and a glazed external door all pull light into this property making it a warm, happy and inviting space.

The kitchen area is formed from bespoke, hand painted pine and walnut solid wood units and doors with stunning curved Corian built-in sinks and surfaces. There is a pantry, walk-in fridge, large freezer, double dishwashers and combination oven/microwave. The focal point of the room is a stunning seven burner, triple oven (gas, electric and simmer) Lacanche stove. A granite-topped central island provides further storage and an informal eating area. The sitting/dining area within this space features an impressive chimney and combination stove (wood and coal) which makes what is a big space, cosy and inviting. Whilst this large open-plan space is the vibrant heart of Pine House it also has the potential to be separated into specific rooms.

The main reception rooms all feature beautiful solid wood herringbone parquet flooring. The drawing room and library/study are accessed via a cosy snug which has a woodburning stove set within a traditional fireplace and surrounded by large windows. The grand drawing room is accessed from the snug and is an ideal room for formal gatherings. It features classic décor, picture rails and a large south-facing bay window overlooking the garden and pond. The library/study is also accessed from the snug and features a large bay window and bespoke bookcases, although over the lifetime of the current owners this room has also been a bedroom, nursery and games room. This whole wing of the house could be configured as a separate living space with independent access and a separate garden.

The first floor of Pine House, the hydrotherapy pool, garage and second entrances to both annexes are conveniently located off the long hallway corridor off the open-plan kitchen/dining/lounge. This space extends through the first floor to a domed glass ceiling which creates a bright, open environment. The stairs to the first floor provide a grand curving staircase. The space behind the staircase has been used to create a slide from the first to the ground floor. The space could also be used to create lift access. The landing enjoys lots of stylish storage (designed and installed by Neville Johnson), a peaceful study nook and three/four bedrooms and a principal suite (with en-suite bath and shower room, dressing room and balcony).

A small hallway from the kitchen leads to the accessible flat within Pine House and the utility/laundry room which includes a dog shower, extensive storage, Belfast sink and quartz surfaces.

### The Accessible Annex

The accessible flat has a large sitting room with south-facing bay windows, a fireplace and walk-in storage room with floor-to-ceiling cupboards and shelves. It was originally designed as a walk-in wardrobe when the sitting room was previously the principal bedroom. From the sitting room there is access to a study/dressing room (with a small second floor) and lots of built-in storage and hanging space. A luxury bathroom is accessed off the study/dressing room. Fittings include underfloor heating, a twin freestanding vanity unit, double rainforest shower, a freestanding bath, a toilet and urinal. From the small hallway there is access to the flat kitchen dining area with a single accessible external door (and a stable door) which leads onto a private courtyard area and garden. The flat bedroom (accessed either through the flat 'galley' kitchen or from the long hallway corridor in the main house) has its own external door, also leading to the courtyard. This bedroom has fitted Sharps wardrobes, display shelves, drawers and a window seat. The flat en-suite comprises of a shower toilet, urinal, electronic hand dryer, accessible shower and vanity units. Discreetly designed rails improve accessibility and the space has the infrastructure to fit hoist tracking from the bedroom. There is also direct access to the hydrotherapy pool room from the en-suite shower room.

The second annex is on the ground and first floor and is well-suited for guests, extended family, or as an Airbnb. It is located off the main entrance hall. It includes a fully equipped kitchen and sitting room and features an electric fire/fireplace, curved wall and spiral staircase to the first floor. The first-floor landing leads to a cosy double bedroom with ample storage and a bath/shower room. This flat has doors which can be opened into the main body of the house for staff or additional family accommodation.

The hydrotherapy pool includes jacuzzi massage jets and power jet to walk/swim against, hoist, changing area, accessible shower and toilet (with grab rails) and private accessible external entrance. The hydrotherapy pool is cost-neutral as it is currently run as a business that provides therapy to local disabled people.



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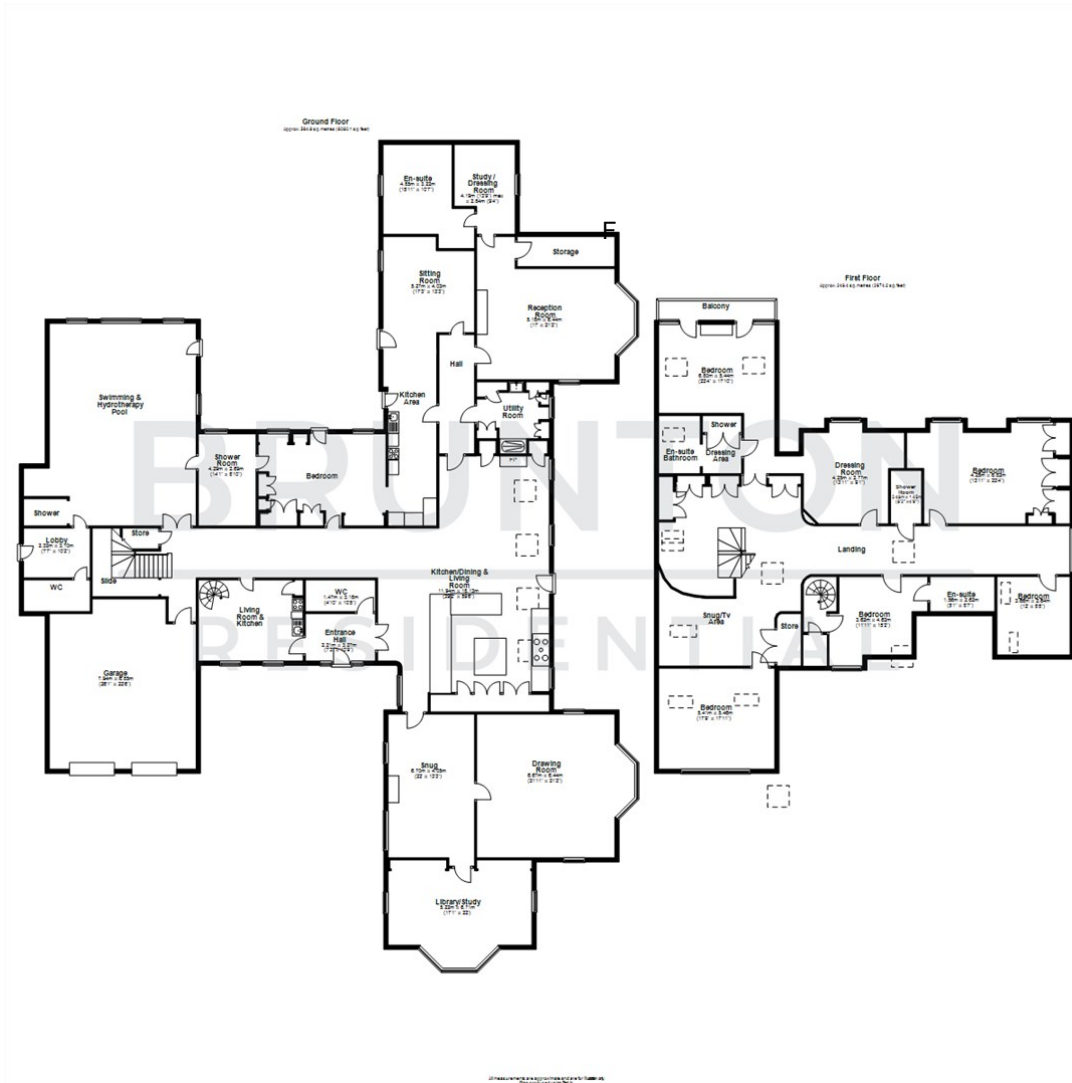
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



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			
		63	70
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	