



High Callerton Farm, Ponteland Northumberland NE20 9TT

High Callerton Farm is an exclusive and very rare scheme. The architecture and design is innovative and modern, and yet the buildings are traditional in style with beautiful stonework, quoins and lintels with pitched slate roofs and conservation skylights. Each of the five properties in this gated development has 4/5 bedrooms, fabulous family recreation areas overlooking the private gardens, bespoke and beautiful fittings throughout and large glazed windows to appreciate the fabulous views.

The Granary

This exceptional property offers spacious living accommodation over three floors: briefly comprising to the ground floor: entrance hall, lounge, family room, kitchen/dining area with utility and cloaks/WC. To the first floor is a master bedroom suite, two further bedrooms and a family bathroom. To the second floor is bedroom four with en-suite shower room and bedroom five/entertainment room.

Accommodation

The property is approached via the central courtyard and entered through a glazed entrance door into:

Entrance Hall

Measuring approx. 13'3 x 14'3 (4.05m x 4.35m) to widest points
With attractive limestone flooring with underfloor heating, cloaks cupboard, recessed spotlights, smoke alarm and oak staircase leading to the first floor landing.

Kitchen/Dining Area

Measuring approx. 20'9 x 15'3 (6.37m x 4.66m)
Equipped with a range of base, wall and drawer units with granite worktops with twin sink unit, central island unit with breakfast bar and incorporating drawers and storage cupboards, range oven with concealed extractor hood, integrated dishwasher, American style fridge freezer, integrated microwave, limestone flooring with underfloor heating, feature floor to ceiling window, recessed spotlights, television aerial point, and door into:

Utility

With solid wood worktops, space and plumbing for automatic washing machine, space for tumble dryer and wall mounted central heating boiler.

From the entrance hall door into:

Cloakroom W/C

Comprising of low level WC, wall mounted wash hand basin, limestone flooring with underfloor heating, wall mirror, recessed spotlights, window, extractor fan and cupboard housing the hot water storage cylinder.

Lounge

Measuring approx. 18'8 x 20'9 (5.73m x 6.37m)
With feature arched window with central glazed door giving access to the patio and garden, three further windows, gas fire with brick built fire surround, sandstone hearth and mantle, standing lamp sockets, recessed spotlights and smoke alarm.

From the entrance hall stairs to the first floor landing with window, central heating radiator and recessed spotlights.

Bedroom One

Measuring approx. 20'8 x 18'7 (6.33m x 5.69m)
With windows to two sides, two central heating radiators, television aerial point, recessed spotlights, telephone point and smoke alarm.

En-suite

Tiled floor with underfloor heating, part tiled walls and fitted with a bath with tiled surround, shower cubicle with mains shower, wall mounted wash hand basin with drawer storage, recessed spotlights, extractor fan, towel radiator, window, tiles to splash back, wall mirror and low level WC.

Bedroom Two

Measuring approx 15'4 x 9'2 (4.69m x 2.80m)
With two windows, central heating radiator and smoke alarm.

Bedroom Three

Measuring approx. 11'2 x 11'2 (3.41m x 3.41m)
With two windows, television aerial point, central heating radiator and smoke alarm.

Family Bathroom

With tiled floor with underfloor heating, bath with tiled surround, part tiled walls and wall mounted shower, low level WC, wall mounted wash hand basin with drawer storage, wall mirror, towel radiator, recessed spotlights and extractor fan.

Stairs to second floor landing with velux window, wall lights, recessed spotlights and smoke alarm.

Bedroom Four

Measuring approx 11'6 x 15'5 (3.53m x 4.72m) max
With two velux windows, central heating radiator, television aerial point, recessed spotlights, smoke alarm and door into:

En-suite Shower Room

With tiled floor with underfloor heating, low level WC, wall mounted wash hand basin with drawer storage, tiled shower cubicle with mains shower, towel radiator, wall mirror, recessed spotlights and extractor fan.

Bedroom Five or Entertainment Room

Measuring approx. 16'4 x 18'3 (4.99m x 5.57m) max into eaves.
With velux windows to two sides, two central heating radiators, recessed spotlights, television aerial point and smoke alarm.

Externally

The gardens are mainly laid to lawn with stone patios and pathways and three allocated parking bays. Additional land is available by separate negotiation.

The Dairy

This exceptional property offers spacious living accommodation: briefly comprising to the ground floor an entrance hall, lounge, kitchen/dining area, utility room and cloaks/WC. Bedroom four features an en-suite and private patio area. To the first floor is a master bedroom suite, two further bedrooms both with en-suites.

Accommodation

The property is approached via the central courtyard and entered through a glazed entrance door into:

Entrance Hall

With oak staircase to lower and upper floors with engineered oak flooring and central heating radiator.

Kitchen

Measuring approx. 20' x 15'8 (6.09m x 4.81m)
With views over countryside from a full width, gable end window and fitted with a range of base, wall and drawer units with granite worktops with twin inset sink unit. Appliances include: range oven

with concealed extractor hood, dishwasher, American fridge freezer and microwave. Other features include a central Island unit incorporating drawer and cupboard storage, central heating radiator, engineered wood flooring, recessed spotlights, television aerial point, smoke alarm and double doors to the patio and garden.

From entrance hall door to:

Utility Room

With engineered wood flooring and fitted with base and wall units with solid wood worktops with inset sink unit, space and plumbing for washing machine and space for tumble dryer, window and wall mounted gas boiler.

From the entrance hall:

Cloaks WC

With engineered wood flooring, low level WC, wall mounted wash hand basin, wall mirror, towel radiator, recessed spotlights and extractor fan.

Living Room

Measuring approx. 20'5 x 15'8 (6.24m x 4.81m)
With windows to two sides, underfloor heating, double doors to patio and garden, gas fire with brick built fireplace with sand stone hearth and mantle, television wall recess with aerial point, standing lamp sockets, telephone point, ceiling spotlights and smoke alarm.

From the entrance hall:

Stairs to the lower level, wall lights and door to cupboard with hot water storage cylinder and door into:

Ground Floor Bedroom Four

Measuring approx. (6.23m x 4.77m)
With central heating radiator, double doors to private patio, recessed ceiling spotlights, smoke alarm and door into:

En-suite

With tiled floor with underfloor heating, part tiled walls and fitted with a low level WC with concealed cistern, wall mounted wash hand basin with drawer storage and bath with glazed shower screen and mains shower, towel radiator, recessed mirror, recessed spotlights and extractor fan.

From the entrance hall stairs lead to the half landing with window and wall lights. The main landing has two velux windows, central heating radiator and ceiling spotlights.

Bedroom One

Measuring approx. 15' 8 x 13'6 (4.81m x 4.14m)
With open views over countryside from the full height, gable end window and incorporating LED spotlights. Other features include a vaulted ceiling, telephone point, wall mounted television aerial point, central heating radiator, wall lights, recessed spotlights, smoke alarm and door into:

En-suite

With tiled floor with underfloor heating and equipped with a bath with tiled surround, tiled shower cubicle, part tiled walls, recessed mirror, low level WC, wall mounted wash hand basin with drawer storage, towel radiator, recessed spotlights and extractor fan.

Bedroom Two

Measuring approx. 14'7 x 10'9 (4.48m x 3.32m)
With window, velux window, vaulted ceiling with concealed

lighting, central heating radiator, television aerial point and door into:

En-suite

With tiled floor with underfloor heating, tiled double shower cubicle with mains shower, wall mounted wash hand basin, low level WC, towel radiator, velux window, recessed spotlights and extractor fan.

Bedroom Three

Measuring approx. 13'8 x 8'1 (4.20m x 2.46m) including staircase
With two windows, central heating radiator, recessed spotlights and smoke alarm.

Stairs to 2nd Floor En-suite

With wall lights, tiled floor with underfloor heating, double shower cubicle with mains shower, low level WC, wall mounted wash hand basin with drawer storage, wall mirror, velux towel radiator, recessed spotlights and extractor fan.

Externally

The gardens are mainly laid to lawn with stone patios and pathways and three allocated parking bays. Additional land is available by separate negotiation.

The Grange

This exceptional property offers spacious living accommodation over three floors: briefly comprising to the ground floor reception hall, living room, family room, kitchen/dining area, utility room and cloaks/WC. To the first floor is the master bedroom suite and three further bedrooms, one with en- suite and a family bathroom. To the second floor is a fifth bedroom with en-suite shower room.

Accommodation

The property is entered through a feature glazed arch with glazed entrance door into:

Entrance Hall

Measuring approx. 24' x 9'9 (7.31m x 3.01m)
With exposed stone walls, large feature window, attractive limestone flooring with recessed LED lights and underfloor heating, ceiling spotlights and oak staircase leading to the first floor landing.

Living Room

Measuring approx. 20'8 x 20'9 (6.33m x 6.37m)
With feature vaulted ceiling and incorporating velux roof lights, glazed door accessing the side garden, underfloor heating, gas fire with brick built fire surround, sandstone hearth and mantle, wall recess with aerial point for flat screen television, windows to two sides, telephone point and recessed spotlights.

Lobby

Measuring approx. 6'2 x 6'5 (1.88m x 1.98m)
With limestone flooring, underfloor heating and glazed door giving access to the central courtyard.

Cloaks WC

Measuring approx. 6'2 x 6' (1.88m x 1.82m)
Comprising of low level WC and wall mounted wash hand basin with limestone flooring with underfloor heating, towel radiator, wall mirror, window, recessed spotlights and extractor fan.

Family Room

Measuring approx. 15'3 x 15'7 (4.66m x 4.78m)
With engineered wood flooring with underfloor heating, windows to two sides, recessed spotlights, television aerial point and door to:

Lobby

Measuring approx. 8'9 x 4'8 (2.71m x 1.46m)

With limestone flooring with underfloor heating, recessed spotlights and glazed door accessing the central courtyard.

Utility Room

Measuring approx. 10'5 x 4'10 (3.2m x 1.25m)

Fitted with a range of base and wall units with solid wood worktops with inset stainless steel sink, space and plumbing for automatic washing machine, space for tumble dryer, extractor fan and door into:

Boiler Room

Measuring approx. 10'5 x 3'5 (3.2m x 1.06m)

With wall mounted gas central heating boiler, hot water storage cylinder and limestone flooring.

From the lobby, steps down to:

Kitchen/Dining Area

Measuring approx. 25'10 x 15'7 (7.65m x 4.78m)

With stunning views from a full width, gable end window, glazed door to the patio and garden, windows to two sides, limestone flooring with underfloor heating and fitted with a range of base wall and drawer units with granite worktops and stainless steel sink unit. Appliances include: range cooker with concealed extractor fan, American style fridge freezer, dishwasher and integrated microwave. Other features include a central island unit featuring breakfast bar and incorporating drawer and cupboard storage, television aerial point, telephone point, recessed spotlights and smoke alarm.

From the entrance hall stairs lead to the first floor landing with two central heating radiators, ceiling spotlights and stairs to second floor accommodation.

Bedroom One

Measuring approx 16'5 x 13'6 (5.02m x 4.14m)

With two windows, central heating radiator, television aerial point, recessed spotlights, smoke alarm, TV aerial point and door to:

En-suite

Measuring approx. 9'8 x 6'8 (2.98m x 2.07m)

With tiled floor with underfloor heating, part tiled walls, feature window, tiled shower, low level WC, wall mounted wash hand basin with drawer storage, wall mirror, recessed spotlights and extractor fan.

Bedroom Two

Measuring approx 11'5 x 9'8 (3.50m x 2.98m)

With window to side, velux window, central heating radiator, ceiling spotlights, television aerial point and smoke alarm.

Bedroom Three

Measuring approx 13'5 x 11' (4.11m x 3.35m)

With window to side, vaulted ceiling with concealed lighting, central heating radiator, television aerial point and smoke alarm.

Bedroom Four

Measuring approx. 15'7 x 16'2 (4.78m x 4.93m)

With open views over countryside from the full height, gable end window and incorporating LED spotlights. Other features include a vaulted ceiling, windows to sides, two central heating radiators, telephone point and television aerial point.

En-suite Bathroom

With tiled floor with underfloor heating, part tiled walls and comprising of bath with shower attachment, low level WC, wall

mounted wash hand basin with drawer storage, walk in wet room two wall mirrors, velux window, towel radiator, recessed spotlights and extractor fan.

Bathroom

Measuring approx. 10' x 6'9 (3.05m x 2.12m)

With tiled floor with underfloor heating, part tiled walls, bath with tiled surround, shower and glass shower screen, low level WC with concealed cistern, wall mounted wash hand basin with drawer storage, towel radiator, wall mirror, recessed spotlights and extractor fan.

Stairs to second floor landing, wall lights, recessed spotlights and smoke alarm,

Bedroom Five

Measuring approx. 17'7 x 15'5 (5.39m x 4.72m) plus 8'9 x 14'1 (2.71m x 4.29m) max into eaves

With three velux windows, two central heating radiators, television aerial point, ceiling spotlights, smoke alarm and door to:

En-suite Shower Room

With tiled floor with underfloor heating, tiled walls, shower cubicle with mains shower, low level WC, wall mounted wash hand basin with storage under, wall mirror, towel radiator, recessed spotlights and smoke alarm.

Externally

The gardens are mainly laid to lawn with stone patios and pathways and three allocated parking bays. Additional land is available by separate negotiation.



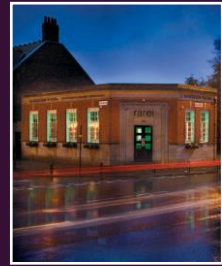
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From Sanderson Young



High Callerton Farm
Ponteland



SANDERSON YOUNG
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The Granary: £695,000 | The Dairy: £795,000 | The Grange: £895,000

