



Tower House, High Callerton Farm Ponteland, Northumberland NE20 9TT

SITUATION AND DESCRIPTION

An exceptional and unique property, offering luxury accommodation in this exclusive development. The property offers four double bedrooms, all with en-suite facilities, and versatile living accommodation designed around a central glass courtyard with limestone flooring and water feature.

Constructed in stone with accommodation set over three split levels, accessed via open glass staircases, the property also offers the latest security features with entry phone system into the development and timber electrically operated gates.

The accommodation briefly comprises: entrance hallway, fabulous open plan kitchen, dining and family room, formal living room, study/sitting room, utility room, wc, stunning master bedroom suite set over two floors with dressing area and luxury bathroom, three further double bedrooms, all with en-suite shower rooms, central glass atrium offering additional reception space, internal courtyard with water feature, lawned private garden, private driveway providing ample off street parking, double garage, rear decked courtyard with double timber gates providing additional parking if required.

The property comprises:

A byre style door with glass window side panels leads to the reception hallway.

RECEPTION HALLWAY

A split level reception hallway and a dual height vaulted ceiling with contemporary frosted glass stairs with chrome handrails leading to an upper and lower ground level. There are two storage cupboards, window to the side elevation and stairs leading to the first floor master bedroom suite.

MASTER BEDROOM

23'6 x 19'5 (7.16m x 5.92m)

A fabulous master bedroom with vaulted ceiling with halogen spot lighting, two 'Velux' windows

and low level windows to the rear and side elevations. There is a TV point and a door leading to the dressing room.

DRESSING ROOM

A walk-in dressing area with oak panelled open wardrobes and shelving. To the bedroom, stairs lead up to a raised en-suite.

EN-SUITE

11'11 x 10'11 (3.63m x 3.35m)

With luxury en-suite comprising double end 'Victory' spa Jacuzzi bath with mixer tap, walk-in rain shower with glass panelling, contemporary wash hand basin in a hardwood vanity unit and enclosed 'Geberit' wc. There is limestone tiling to the walls and floor with under floor heating, LED lighting and halogen spot lighting to the ceiling, internal window to the first floor hallway, 'Velux' roof light and chrome ladder radiator.

Returning to the hallway stairs lead down to the internal corridor with full height picture windows looking over the internal courtyard with water feature, limestone flooring with under floor heating, exposed stone walling and spot lighting.

CLOAKROOM/WC

With an enclosed 'Geberit' wc and circular wash basin with chrome ladder radiator, halogen spot lighting and limestone tiling.

UTILITY ROOM

8'3 x 8'2 (2.51m x 2.49m)

With contemporary fitted base units with laminate worktops incorporating an inset sink.

There is space for a washing machine and tumble dryer and tiled flooring.

A door leads to the open plan kitchen, dining and family room.

OPEN PLAN KITCHEN, DINING AND FAMILY ROOM

42'4 x 14'9 (12.90m x 4.50m)

A fabulous open space with vaulted ceilings with exposed ceiling beams and full height

picture windows overlooking the internal courtyard giving excellent space and light. There is a bespoke solid oak kitchen with base and full height units with limestone worktops incorporating two sink units with mixer tap and filter water tap,. There is a range of 'Miele' appliances including wine cooler, oven, microwave style oven, steamer/grill and coffee machine as well as fridge freezer and dishwasher. There is an induction hob with extractor hood and limestone flooring with under floor heating. There are three full height windows overlooking the courtyard, glass doors leading to a contemporary walkway and open reception area and four windows to the south elevation. There is exposed feature stone walling and a TV point to the family room area.

A door from the family room area leads to bedroom three.

BEDROOM THREE

14'9 x 14'2 (4.50m x 4.32m)

A good sized double bedroom with two windows to either side elevation, spot lighting, vaulted ceiling with exposed ceiling beams, TV and telephone point. There is a walk-in wardrobe providing hanging and shelving.

EN-SUITE

7'10 x 5'3 (2.39m x 1.60m)

Fully tiled to the walls and floor the en-suite bathroom has a suite comprising double ended bath with glass screen and shower attachment, 'Vitra' circular wash basin with wood panelling and 'Geberit' enclosed wc. There is a shaver point, chrome ladder radiator and 'Velux' window as well as spot lighting, vaulted ceiling and a feature window to the side elevation.

From the family room area glass panelled double doors lead to a central walk-way with limestone flooring with under floor heating and LED feature lighting. Two double glass panelled doors, one leading to the internal courtyard with water feature and another to the external decked area.

CENTRAL RECEPTION AREA

12'11 x 13'1 (3.94m x 3.99m)

This fantastic versatile space is a glass framed reception area accessed via the open plan kitchen family room and leading to a further two bedrooms. This leads to an internal corridor with security alarm panel, spot lighting, tiled flooring with under floor heating and access to bedroom two.

BEDROOM TWO

14'10 x 19'10 (4.52m x 6.05m)

A double bedroom with vaulted ceiling with exposed beams and spotlighting, under floor heating, full height picture windows to the internal courtyard and sliding double doors. There is a telephone point and open dressing area with oak panelled shelving and hanging and a door to the en-suite.



EN-SUITE

The en-suite wet room has a glass shower screen with rain shower, 'Vitra' circular wash basin with wood vanity unit and 'Geberit' enclosed wc. There is LED spot lighting, slate tiling to the shower area and floor, shaver point and chrome ladder radiator.

BEDROOM FOUR

16'8 x 14'9 (5.08m x 4.50m)

A fourth excellent sized double bedroom with halogen spot lighting, exposed ceiling beams to the vaulted ceiling, telephone point and under floor heating. There is a range of fitted

wardrobes with in-built TV station with TV point and double sliding doors leading to the external decked area.

EN-SUITE

With marble tiling to the shower area and splash backs. There is a walk-in rain shower, 'Geberit' enclosed wc and 'Vitra' circular wash basin in wood vanity unit. There is a chrome ladder radiator, halogen spot lighting, shaver point and under floor heating.

Returning to the lower ground reception hallway a door leads to the living room.

LIVING ROOM

28'9 x 15'9 (8.76m x 4.80m)

A fabulous principal reception area with exposed feature stone walling, vaulted ceiling with exposed beams, full height window and door leading to the internal corridor and a door leading to the lawned garden. There is wall lighting, TV and telephone point and an electrically operated remote controlled fire with glass screen and marble surround.



A door from the living room leads to the study/snug.

STUDY/SNUG

15'8 x 12'8 (4.78m x 3.86m)

A useful and versatile secondary reception area with door leading to the lawned garden, vaulted ceiling with spot lighting, TV and telephone point, window to the side elevation and feature stone walling.

EXTERNALLY

The property is access via a private driveway with ample parking for several cars and access through to the front entrance door as well as electric automatic roller doors leading to the double garage.

There is an additional timber framed electrically operated gate from the main entrance leading to the external decked courtyard to the western boundary of the property which also could provide additional parking if required.

The primary feature of this property is the internal limestone courtyard, of which the main flow of the house is designed around. With a central chrome ball water feature and pond which is accessed from most rooms in the property.

There is a private sunken lawned garden access via the living room and from the front of the property. With enclosed stone boundary wall and hedge boundary with stone patio area and mature planting.

SERVICES

The property has mains electricity, gas water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: C



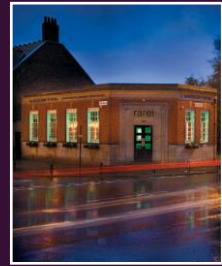
SANDERSON YOUNG
estate agents &
property consultants





www.sandersonyoung.co.uk

Regional Office
The Old Bank
30 High Street, Gosforth
Newcastle upon Tyne



For all confidential enquiries please contact:

Duncan Young or Ashleigh Sundin

t: 0191 2233500 | f: 0191 2233505

duncan.young@sandersonyoung.co.uk | ashleigh.sundin@sandersonyoung.co.uk

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Tower House
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Price Guide: £1.25 Million

