



Farrick View, Medburn Newcastle upon Tyne NE20 0JE

SITUATION AND DESCRIPTION

Constructed during 2008 – 2009 and now enjoying the splendour of its completed condition, is this magnificent stone built detached house. The property has been built to a very high standard and the owners have spent considerable time investing in quality and modern day luxury.

The location of Farrick View is particularly special, with a tremendous view on the edge of Medburn over the surrounding countryside and towards Farrick Hill and Farrick Plantation.

The house itself extends to approximately 5,000 sq ft and has double glazed sealed unit windows in wood frames, as well as under-floor heating from an oil fired system to both ground and first floors. The exterior of the property has very attractive stonework under a pantiled roof, with beautiful external lighting and closed circuit TV surveillance. The 100m driveway has stone retaining walls and raised up flower beds and provides a majestic entrance to the property. It links to a courtyard and integral double garage.

The house itself has a beautiful pillared entrance leading through the vestibule to the reception hall. The principal kitchen, family room and breakfasting room has state of the art bespoke walnut furniture with granite worktops. The integrated appliances are of a very good quality and there is a dresser unit to the living area. The Jerusalem stone flooring runs through the kitchen, hall and garden room.

The garden room is the focal point of the house, linking the principal reception rooms. There is a large drawing room with a marble Adam fireplace and views over the gardens and countryside.

The reception hall, with its beautiful pointed stonework, leads to the galleried landing above, where views are enjoyed over the countryside. To the ground floor there is a cloakroom/wc and rear entrance hall. This connects to a large utility room, which could easily be adopted for an independent relative. It connects via a private staircase to the first floor above, where there is a professional office/fifth bedroom with high quality fitted furniture.

The main landing connects to four bedrooms; the master with state of the art wardrobes and luxury en-suite bathroom/wc. The three remaining bedrooms are all very large double rooms, two of them with en-suite shower rooms and the fourth adjacent to the family bathroom/wc.

Farrick View is a very impressive house and represents one of the finest detached stone built houses in Medburn. Its view on the boundary of the village is particularly attractive. The gardens are well landscaped with lawned areas and stone flagged terraces. There is also the option for an external water feature or hot tub.

Medburn is becoming increasingly popular because of the good quality housing that has recently been constructed in this area and the accessibility it has to stunning countryside. It also links extremely easily into Newcastle, the Western Bypass, the A69, the International Airport and Ponteland village centre.

A highly impressive home in a beautiful location.

The property comprises:

Access is to the side of the property from the southern elevation. A pillared entrance portico leads through a beautiful archway with panelled door to the:

ENTRANCE VESTIBULE

With beautiful Jerusalem floor tiling, burglar alarm control panel, chrome surrounds to light switches, spotlighting, cornicing, infra red alarm sensor. Partially glazed walnut panelled doors lead through to the:

RECEPTION HALL

With attractive skirting lighting, power points, spotlighting, closed circuit surveillance TV linking to the entrance gates and under-floor central heating temperature gauge.

CLOAKROOM/WC

Comprising close coupled wc, wash hand basin, beautiful tiling to the floor, illuminated mirror, spotlighting and central air ventilation system. A panelled door leads from the cloakroom to the utility room.

KITCHEN/BREAKFASTING ROOM (front, side & rear facing)

33'3 x 21'6 (10.12m x 6.55m)

This is a stunning room which is very much the focal point of the house, providing a kitchen, dining room and living area. It features Jerusalem stone flooring, chrome spotlights and built-in speakers to the ceiling, mood setting controls, power points, telephone point and central vacuum system. To the sitting area there is a walnut dresser with wiring for plasma screen TV and glass fronted cabinets with storage cupboards beneath. The bespoke walnut carpentry has lovely marquetry detailing.

The kitchen continues with the magnificent bespoke walnut cabinets which were supplied by Paul Lamb interiors and is complemented by granite worktops. The central island unit has a circular preparation sink and a glass fronted Liebherr wine chiller, a built-in NEFF freezer and a built-in NEFF dishwasher. The remainder of the kitchen features a Kohle stainless steel sink unit with high pressurise waste disposal, a gas fired Falcon cooking range with five gas hobs, two large ovens, an extractor hood above, a NEFF split level combination double oven and plate warmer, a Miele refrigerator concealed behind a matching fronted door and a built-in wine rack. The room enjoys a beautiful view overlooking the approach to the property and the gardens.

Returning to the reception hall, panelled double doors lead through to the garden room, which also has double doors from the kitchen.

GARDEN ROOM (rear facing)

19'9 x 20'0 (6m x 6.09m)

This room has fabulous natural light, with large glazed windows enjoying pleasant views over the westerly terrace and stone flagged patio and double doors leading out onto the gardens.

The room has built-in spotlighting and speakers to the ceiling, air ventilation system, skirting lighting, mood lighting, telephone point and a feature stone wall and archway leading through to the central stairwell and hall. From the garden room, walnut panelled and glazed doors lead through to the:

DRAWING ROOM (rear & side facing)

21'5 x 25'2 (6.54m x 7.68m) maximum measurements

A very impressive room which has contrasting emulsion decoration to the walls, beautiful wall lights and spotlights, speakers to the ceiling, air ventilation system, TV aerial point, infra red alarm sensor and six double glazed windows overlooking the surrounding gardens and countryside. The focal point of the room is the Adam style marble fireplace with slate hearth and coal burning effect gas fire.

Returning to the reception hall via the cloakroom, access is gained to the:

LAUNDRY ROOM (side facing)

5'10 x 12'10 (1.77m x 3.91m)

With fitted base and wall store cupboards and granite style worktop surfaces with spacing beneath for a washing machine and tumble dryer, ceramic tiling to the floor and to one wall, fitted cloak pegs, built-in spotlights, central vacuum system, central heating timer controls and a panelled door leading out onto the courtyard. Access also leads to the:

UTILITY & HOBBIES ROOM (side facing)

11'8 x 17'9 (3.57m x 5.4m)

This is a fabulous large utility room which is very well equipped with a range of wood fronted base, wall and drawer cabinets, with granite style worktop surfaces and a deep stainless steel sink unit. The room has ceramic tiled flooring, built-in speakers to the ceiling, spotlighting, air ventilation system, infra red alarm sensor and a door through to the media room which accommodates the controls for the media system, mood lighting, alarm system and central vacuum system.

The utility room is significant in size and would easily connect to the annexe, where an independent relative may seek their own accommodation. A door from this area connects to a lobby with second staircase linking to the first floor and double garage.

Returning to the reception hall and leading from the garden room, the central stairwell with walnut handrail and painted wood spindles leads up to the first floor, with a feature stained and leaded arched window enjoying lovely views to the north and east.

FIRST FLOOR LANDING

16'0 x 12'10 (4.89m x 3.92m)

Providing a very pleasant sitting and reading area with tremendous views over surrounding gardens and countryside. The landing has spotlighting, infra red alarm sensor, central ventilation system, built-in speakers, telephone point, power points, mood lighting and independent burglar alarm control panel.

MASTER BEDROOM (rear & side facing)

25'3 x 21'6 (7.69m x 6.55m) maximum measurements including en-suite bathroom and dressing area

Enjoying tremendous views towards Farrick Hill and Farrick Plantation. The room has a marble Adam fireplace with open grate, coal burning effect gas fire and slate hearth. It is well equipped with walnut furniture and storage space. Further features include built-in spotlighting, speakers, mood lighting controls, ventilation system, telephone point and standard lamp sockets. A recess with under-floor heating accommodates a dressing table with mirror above and spotlighting.

EN-SUITE BATHROOM/WC

Beautifully appointed with a six piece suite by Roca comprising his and hers vanity wash hand basins with bespoke cabinets beneath and illuminated mirrors above, double shower cubicle with glass screen door, close coupled wc, bidet unit and double Jacuzzi bath. The bathroom has a heated chrome towel rail and radiator, ceramic tiling to the walls and floor, spotlighting to the ceiling, built-in speakers, ventilation system and Velux window.

BEDROOM TWO (front & side facing)

21'6 x 15'1 (6.56m x 4.6m) excluding entrance passageway

Well equipped with walnut furniture, four double glazed windows with views over surrounding gardens, built-in spotlighting, ventilation system, telephone point, TV aerial point and vacuum system.

EN-SUITE SHOWER ROOM/WC

Very well appointed with a close coupled wc, vanity wash hand basin with white high gloss storage cupboards, double shower cubicle with drying area and curved glass screen, contrasting tiling to the walls, shaver socket, central light well and heated chrome towel rail.

BEDROOM THREE (front facing)

17'6 x 16'4 (5.34m x 4.98m)

Enjoying a southerly aspect at the front overlooking the approach to the house, contrasting emulsion decoration to the walls, spotlighting, access into the roof void, light wood fronted double and single wardrobes, vacuum system, TV aerial point, telephone point, built-in spotlighting and central ventilation system.

EN-SUITE SHOWER ROOM/WC

With three piece suite comprising double shower cubicle with drying area and curved glass screen surround, close coupled wc, wash hand basin with white high gloss storage cupboards, contrasting wall tiles, Lakeland stone flooring, heated chrome towel rail, spotlighting and opaque glazing to the windows.

FAMILY BATHROOM

With white three piece suite comprising Jacuzzi panelled bath with side mounted taps, wash hand basin, close coupled wc, white ceramic tiling, black marble tiling to the floor, spotlighting to the ceiling, ventilation system, heated towel rail and Velux window into the roof pitch.

BEDROOM FOUR (side facing)

22'0 x 11'9 (6.71m x 3.59m)

With good quality wood flooring, natural light from the Velux windows to the eastern elevation of the house, light wood fronted storage cupboards and drawer units, spotlighting to the ceiling and TV aerial point.

A panelled door leads from this area to the annexe which connects to the second staircase leading down to the utility room.

BEDROOM FIVE/STUDY (front & rear facing)

12'11 x 21'5 (3.93m x 6.54m) measurements into dormer window

With two Velux windows to the front roof pitch and a dormer window to the rear enjoying lovely views over the surrounding countryside. The room is currently used as a professional study and has light wood fitted furniture, shelving, access into the eaves, wood flooring, built-in speakers to the ceiling, TV aerial point, spotlighting and ventilation system.

EXTERNALLY

Farrick View has an impressive entrance with a stone returning wall surrounding the approach, leading from the main road between Medburn and Dalton. The drive, which has a tarmac finish, curves approximately 100 metres and provides a useful parking area half way, with lovely raised up stone borders and fence boundaries. The driveway links to the main house where there are two stone archways linking into the integral double garage. External lighting is attractive, with camera surveillance and infra red sensors.

DOUBLE GARAGE

17'9 x 21'5 (5.4m x 6.54m)

With two electrically operated roller doors, fluorescent tube lighting, quarry tiled flooring, central pump system for the drainage, alarm control system and a high capacity pressurised hot water system and boiler. To the rear of the garage there is a workshop area with power supply and cold water supply.

The gardens that surround Farrick View extend to approximately one third of an acre, with a lovely stone flagged terrace to the side and rear of the property, providing an ideal sitting area during the summer months. There is a tall stone boundary and the foundations have been set for what could be a cascading pond and water feature, or the option for an external spa and hot tub. It has an attractive stone wall and external lighting.

A stone pathway and terrace lie adjacent to lawned gardens with fence boundaries and maturing hedges. The rear of the house has a large stone terrace and patio, with raised up flower beds and external lighting.

Separate from the house is a substantial timber constructed summerhouse and recreation area, which measures 16'5 x 13'2 (5m x 4m) and has double glazed windows set into wood frames, power and lighting supply and a useful store room at the rear. This opens out onto a stone flagged area and is ideal during the summer months.

Farrick View enjoys a very privileged setting on the edge of Medburn, with super views over the surrounding countryside and adjacent plantations. It is a very pleasant and peaceful area.



SERVICES

The property has mains electric and water services.

TENURE

Freehold.

FLOOD RISK

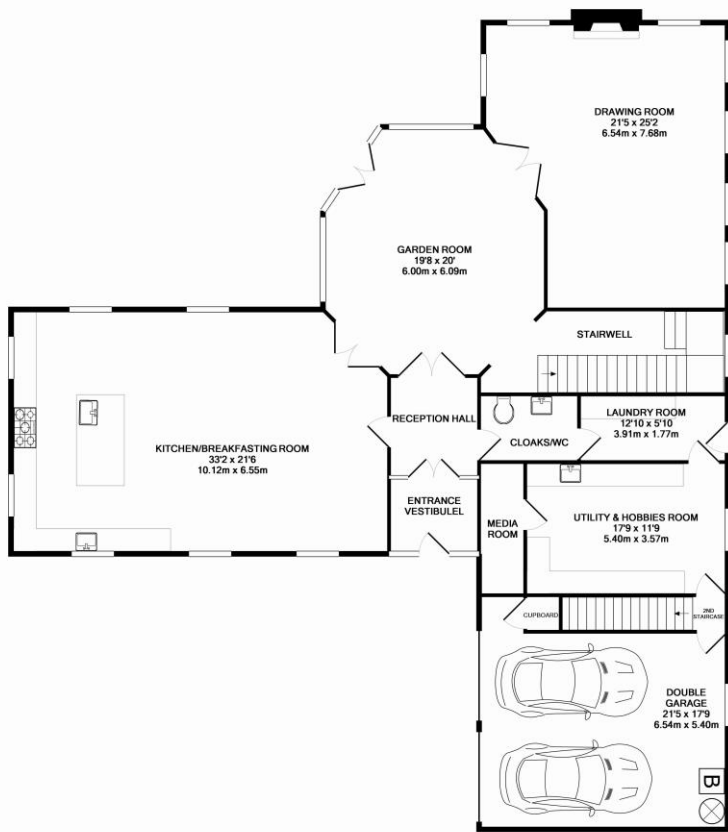
Please see website www.environment-agency.co.uk

COUNCIL TAX:

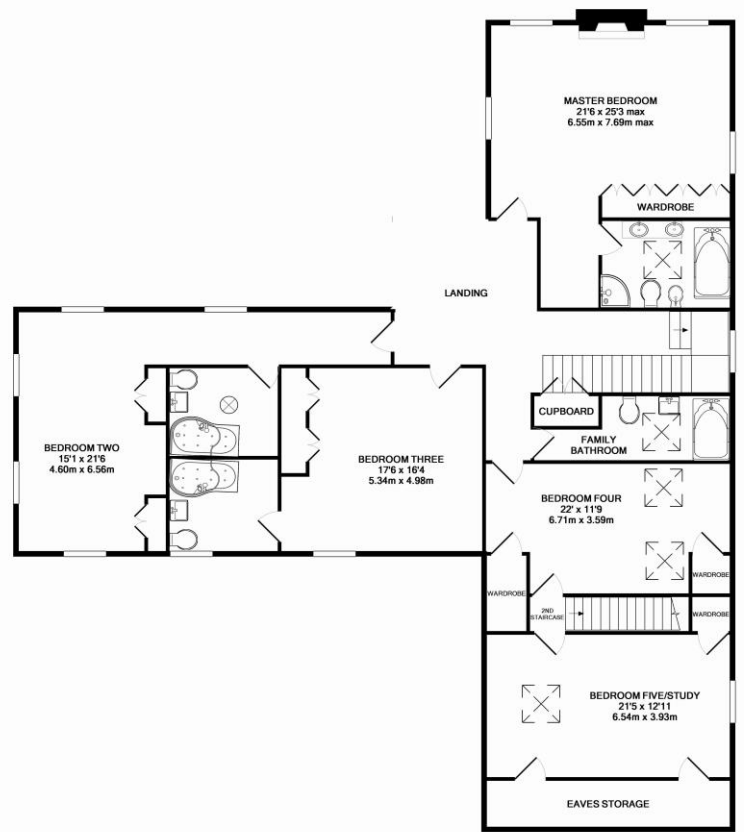
Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

Grade: D



GROUND FLOOR
APPROX. FLOOR
AREA 244.8 SQ.M.
(936 SQ.F.T.)



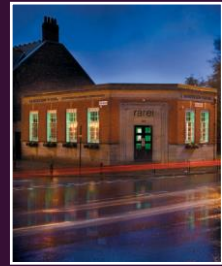
1ST FLOOR
APPROX. FLOOR
AREA 231.8 SQ.M.
(898 SQ.F.T.)

FARRICK VIEW, MEDBURN, NE20 0JE
TOTAL APPROX. FLOOR AREA 476.6 SQ.M. (5130 SQ.F.T.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Medburn



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