



111 Middle Drive, Ponteland, NE20 9DS

£8,500 Per Month

Available Now | £8,500 per month | Hive Estates presents Somersby House, an exceptional modern house designed by award winning Napper Architects. This luxury self-build home has been crafted with modern technology and innovative design at its core, with beautifully landscaped outdoor spaces including a large garden, tiled patio, multiple designated entertaining areas, and a spacious front driveway with sliding entrance gate.

At the heart of the home is a sleek open plan space which centres around a bespoke opening wood-burning fire with twin flue system. This home exemplifies open concept living, with a stylish bespoke kitchen, designed by Halycon Interiors of Wigmore Street in London. A stunning kitchen island with breakfast bar sits neatly in the kitchen area, with a range of kitchen units opposite. There's a Corian worktop on both the island and kitchen, which flows up into a splashback. A Doranbrach tap sits behind the inset sink, and integrated appliances from Gaggenau include a fridge-freezer, dual temperature wine fridge, gas hob, oven and dual microwave/oven. There's a hidden Wolf down-draft extraction system, and feature LED lighting, along with a dishwasher. The kitchen area is parallel to spacious dining section, ideal for a large table and chairs, which sits in front of dual-opening sliding doors that lead seamlessly to the outside. The entirety of downstairs has underfloor heating, and there's individual zoned heating throughout the full house.

The kitchen and dining area flows circularly into a full-length living room, with the other side of the wood burning stove on display, and engineered oak to the floor. The living room opens into the orangery, which is naturally bright from the aluminium slim framed roof lantern. The orangery also has two sets of dual-opening sliding doors leading to the outside. The tiled floor continues at one level to the garden, seamlessly flowing to create harmony with outside, connecting the internal ground floor space for indoor outdoor feel. There's a private stream and bridge over with stone slabs and limestone pebbles. The spacious lawn is delightfully verdant and rich, and there's lots of designated entertaining spaces divided by laurels. The external space also benefits from cedar slatted gates and fencing to side and rear of property. Elsewhere, there's various planting including pleached trees, box hedging, lavender, silver birches, and laurels. There's a SONOS sound system both inside and out, and a Collingwood lighting system to accentuate the house, the garden, and the trees.

Elsewhere downstairs there's a stylish and functional utility and bootroom, with tiled flooring and bespoke hand painted cabinetry from Mowlem & Co. The basin has a tap and rinser by Samuel Heath, with Carrera worktops adorning the units. There's designer lighting by Hector Finch and a bespoke folding laundry rack with Armac Martin hardware on the cabinetry. There's a seating area with storage either side, Corston lighting and bronze hooks for jackets. The bootroom leads through to the outside and has two separate entrances into the main hallway. The downstairs WC also has tiling to the floor and features a bespoke oak hand painted vanity by Porter. There's a honed Carrera marble vanity top and matching vanity shelf, and a wall mounted tap by Samuel Heath. There's a handmade flusher by Samuel Heath, an antique mirror, and wall lights by Andrew Martin. The storage, just outside the door to the WC, has bespoke cabinetry, ideal for housing an iron, ironing board, hoover, coats and jackets. The double garage can be repurposed partially or entirely into a home gym and has a Hormann Thermo tech electric garage door. There's tiles to the floor and bespoke cabinetry for

storage.

Upstairs, the master bedroom has a bespoke dressing area, with recessed lighting, and built in bespoke wardrobes with handles by Joseph Giles. There's a large en-suite with Porcelanosa tiling to the walls and floor, freestanding bath, his/hers basins and walk-in rain shower. There's a Juliet balcony with glass balustrade overlooking the garden, with so much space to move about. Wool carpet runs through all the bedrooms and the hallway, with bespoke fitted wardrobes in each bedroom, all of which are an excellent size. The second main bedroom has an en-suite with walk-in shower, and the guest bathroom also has a bath and separate shower, both with Porcelanosa tiling. The guest bedroom and third bedroom have Armac Martin hardware on the wardrobes, and there's also a laundry room with bespoke shelving on this floor.

The porch and entrance hallway is tiled all at one level and features a vaulted ceiling with a large bespoke skylight. There's a beautiful bespoke floating staircase with wenge oak treads, a glass balustrade and recessed lighting in each tread. The glass balustrade overlooks the study, which has an impressive double height ceiling, engineered oak flooring and fitted office cabinetry with recessed lighting. There's also handles by Joseph Giles, and a custom aluminium framed glazing panel from floor to ceiling for natural light.

The property has been crafted using high quality materials and is full of smart technology, making it ideal for both now, and the future. The slate roof is in immaculate condition, and there's a parex insulated render system covering the external walls painted in a chic mediterranean white. There's aluminium gutters and downpipes all around the house, complimenting the aluminium windows and doors. There's a cedar slatted electric sliding entrance gate and a Videx video entry system with motion sensor alarm. Fitted custom made Kelly Hoppen shutters are on the windows, and the property has been professionally interior designed by award winning Bernard Interiors and Dulice Interiors London. A fine example of a luxurious modern home, for more information on Somersby House or to book a walkthrough viewing, please contact the team at Hive Estates.

Kitchen/Diner 25'1" x 22'5" (7.66 x 6.85)

Lounge 25'1" x 18'2" (7.66 x 5.55)

Orangery 18'2" x 10'7" (5.55 x 3.23)

Study 17'9" x 8'4" (5.43 x 2.55)

Master Bedroom 23'10" x 21'5" (7.28 x 6.54)

Ensuite 1 13'8" x 11'11" (4.17 x 3.64)

Bedroom 2 15'7" x 12'7" (4.76 x 3.86)

Ensuite 2 8'7" x 6'3" (2.64 x 1.91)

Bedroom 3 16'9" x 9'8" (5.13 x 2.96)

Bedroom 4 14'0" x 10'7" (4.27 x 3.25)

Bathroom 12'8" x 5'10" (3.87 x 1.80)

Boot Room/Utility 19'6" x 17'0" (5.96 x 5.20)

Laundry 5'6" x 5'2" (1.69 x 1.59)

Garage 19'9" x 19'6" (6.02 x 5.96)

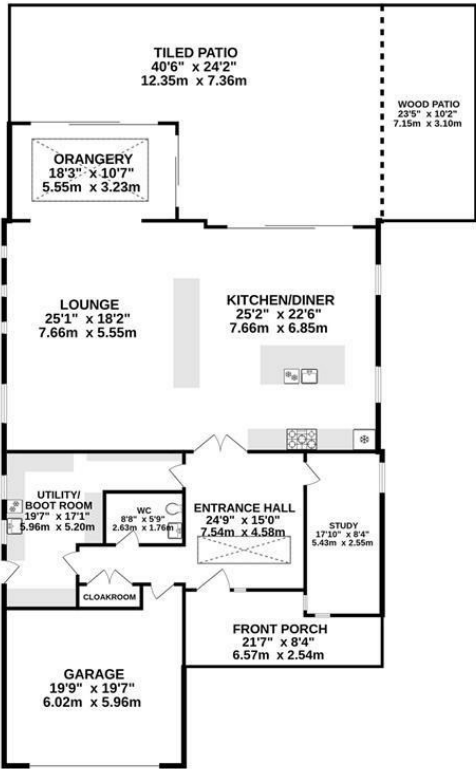
Wood Patio 23'5" x 10'2" (7.15 x 3.10)

Tiled Patio 40'6" x 24'1" (12.35 x 7.36)

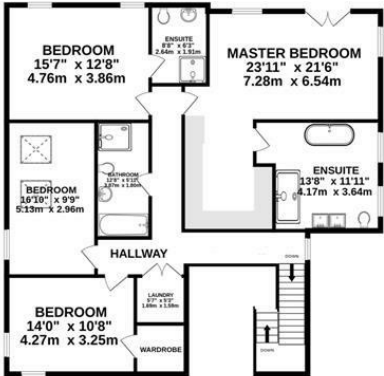
Front Porch 21'6" x 8'3" (6.57 x 2.54)

Floor Plan

GROUND FLOOR
3382 sq.ft. (314.2 sq.m.) approx.



1ST FLOOR
1397 sq.ft. (129.8 sq.m.) approx.

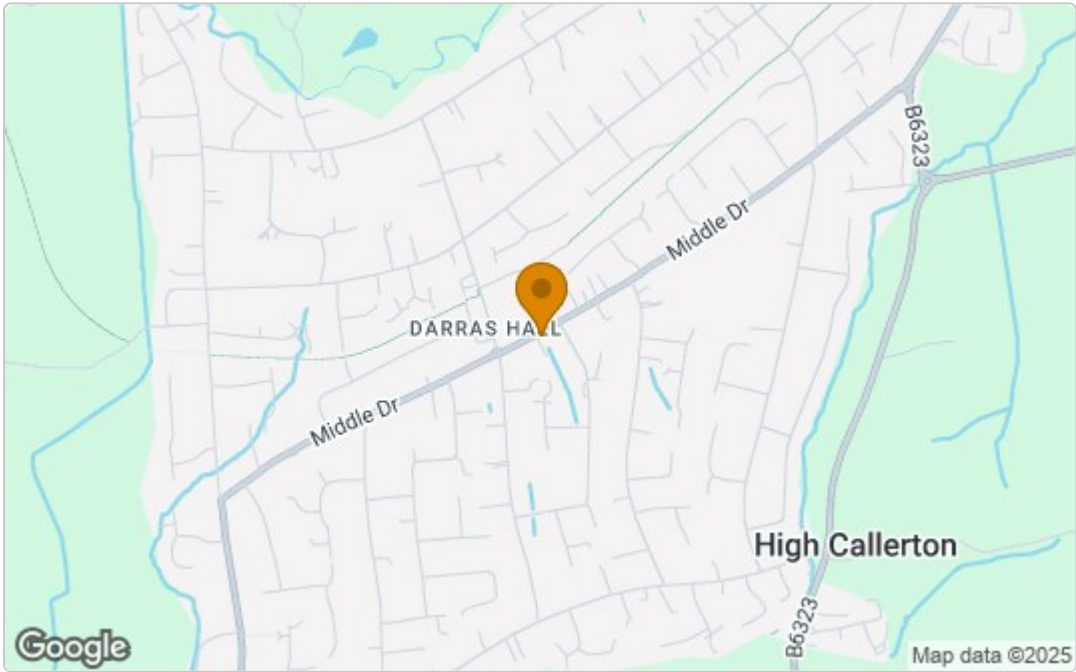


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TOTAL FLOOR AREA : 4779 sq.ft. (444.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



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Energy Efficiency Graph

