



# Bridge End House

Berwick Hill, Ponteland



SANDERSON  
YOUNG







## Bridge End House

**Berwick Hill, Ponteland, NE20 OJY**

Bridge End House is a newly renovated detached country cottage situated on a private road and surrounded by fields with south facing countryside views! The property has been finished to a high standard throughout with beautiful parquet flooring, new fitted kitchen, oak doors and modern spotlighting.

Located on Berwick Hill, the property offers easy access into Ponteland village with its excellent range of shops, cafes, restaurants and outstanding local schooling, as well as providing good road links into Newcastle and surrounding areas.

The accommodation comprises: Main entrance hallway which leads through to the open plan kitchen, dining, family and sitting room, with the kitchen offering a large central island, two integrated ovens, microwave, dishwasher, an induction hob and a Belfast sink, as well as space for an American style fridge/freezer.

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### Price Guide:

Guide Price £750,000

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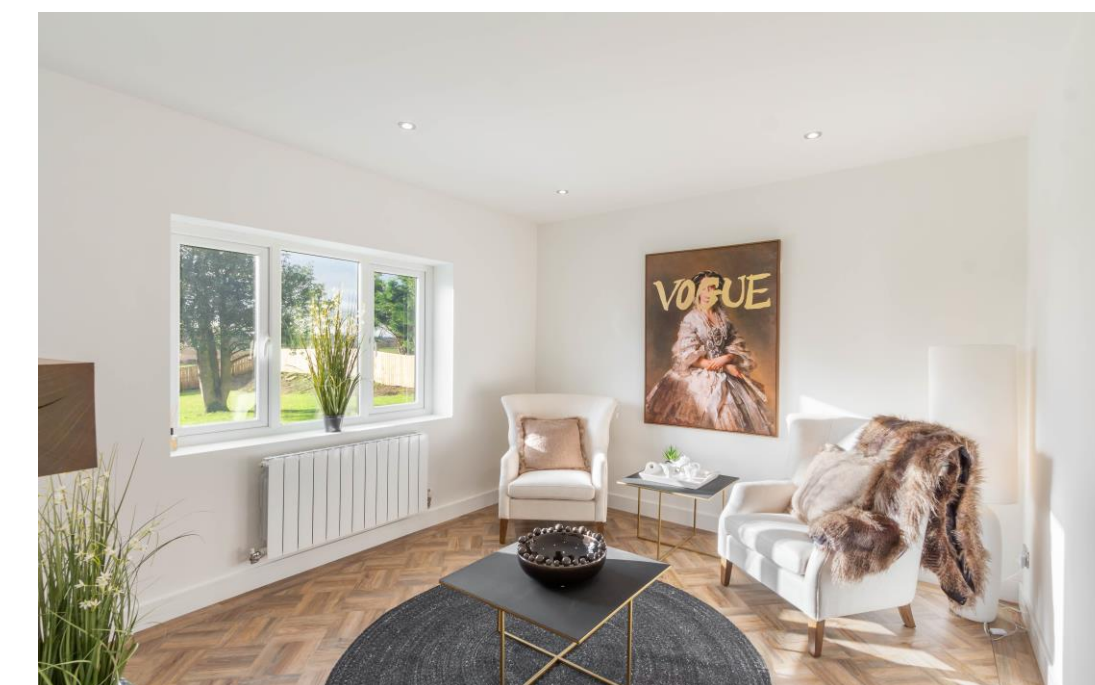
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This space also offers full height windows and double doors leading out to the front. The family and sitting room share a dual sided wood burning stove with the chimney breast dividing the two areas. There is also a well equipped utility room with ample storage, a sink and plumbing for appliances.

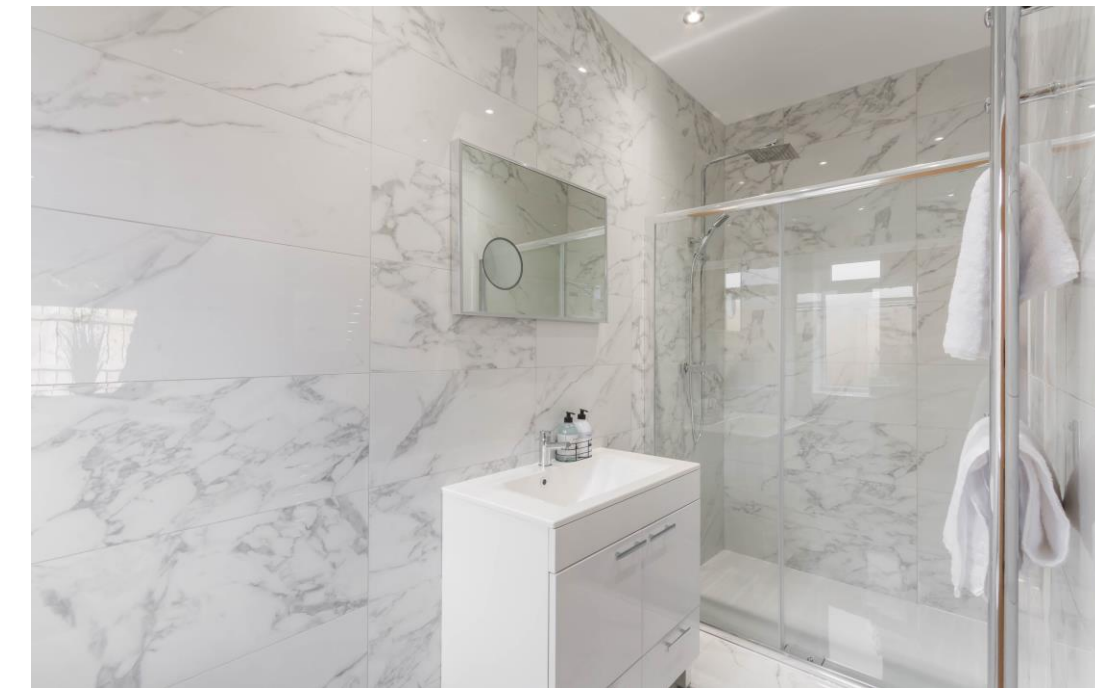
Returning to the hallway, there are two good sized bedrooms with the principal bedroom offering a marble effect tiled ensuite shower room with a rainfall double walk in shower. There is also a well appointed family bathroom with walk in shower and separate bath.



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Externally, the property is accessed via electronic entrance gates that lead into a multi car driveway that curves around the front of the house and to the double garage. There is also a good sized front garden which is laid to lawn.

The property has the benefit of being fitted with solar PV & battery storage, making it more energy efficient.

Ponteland Village 1.3 miles | Newcastle International Airport 3.2 miles | Morpeth 10.1 miles | Newcastle City Centre 10.2 miles | Hexham 23.0 miles

Services: Mains Electric & Water. Propane Calor Gas. Septic Tank Drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating C

Total area: approx. 173.9 sq. metres (1871.6 sq. feet)







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