



# Breckney House

Dissington Lane, Newcastle





## Breckney House Dissington Lane, Newcastle upon Tyne

This stunning and substantial family home sits in one of the most idyllic positions, surrounded by fabulous open countryside and with absolutely lovely, far reaching views over farmland, with the benefit of being within easy reach of Darras Hall which has excellent schools, local amenities and transport links. Set in around 2.05 acres of gardens and pasture land, complete with an orchard, the outdoors offers ample entertaining and family space as well as a high level of privacy and seclusion. Thoughtfully constructed in 2007 to make the most of the outstanding views across its own gardens and adjoining fields to the rear, the design of Breckney House beautifully blends traditional features with modern facilities. An extremely spacious open plan interior as well as full width windows and glazed doors allow plenty of light to flood in from the outside.

The gardens are predominantly laid to lawn, bordered by wood fence panels and farmland, with the orchard towards the end of the garden and a full width paved entertaining terrace directly to the rear of the property.

### Ground Floor

On the ground floor, the entrance hall, with large cloak cupboard, offers double oak wood glazed doors which open into the spectacular heart of the home with enormous skylights that allow the light to flood in and which offers flexible open plan living on either side, ideal for families and for entertaining. The full height living room has a walnut wood floor, bifold doors onto the terrace and a modern wood and glass open tread staircase to the mezzanine galleried landing on the first floor.

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### Price Guide:

Guide Price £1,250,000

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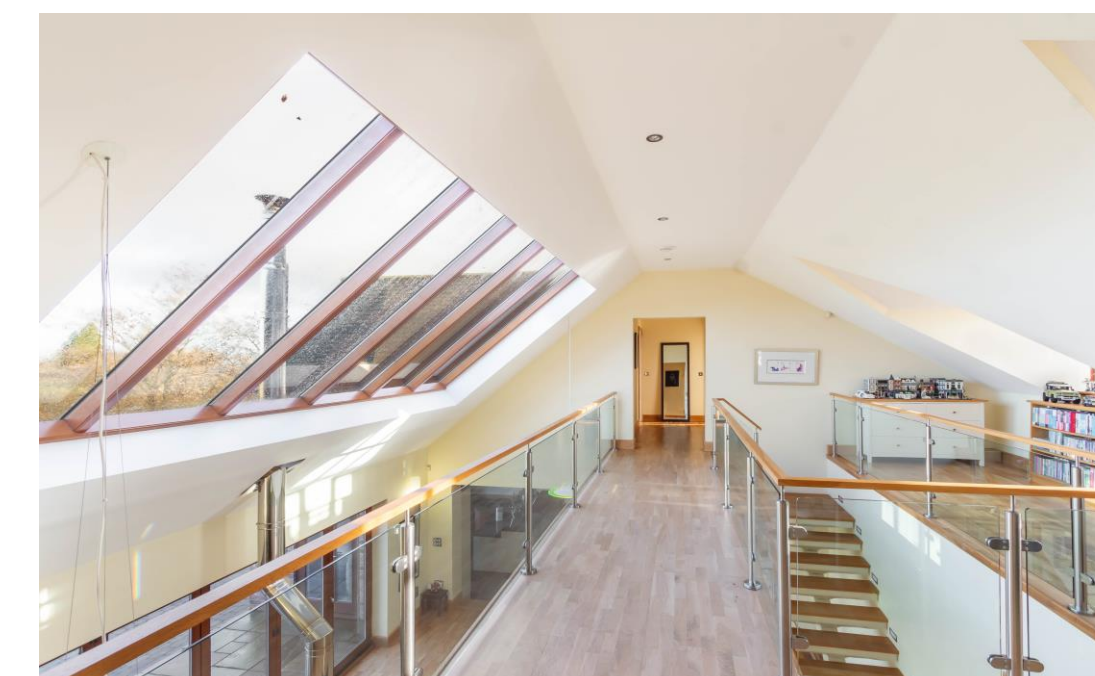


A striking central feature of the room is the unique tall log burner that throws heat into the room. A step down to the right takes you into the outstanding kitchen/breakfast room with the most amazing views over your own gardens and the farmland beyond. The beautiful tiled floor blends naturally with the walnut fronted central island, with granite top, which is split into three bespoke areas including a preparation work surface, a breakfast bar with raised serving shelf and a cooking area with a built-in ceramic hob and ceiling mounted extractor hood above. There are a range of wall and base cabinets, built-in ovens and microwave, and dishwasher, and a further area with sink unit. The breakfast area is bathed in light and is the ideal place for morning coffee, gazing out over your own grounds, and there are glazed double doors to the outdoors. There is a glazed door to the utility room, which has a range of base and wall cabinets, a stainless steel sink, plumbing and space for a washing machine and dryer, and a door to the side access. On the other side of the living room is the open space to the dining room, where the polished wood floor continues, with room for at least an eight seat dining table and chairs. To the right, and down a couple of steps, is the glorious living room which makes the most of the views with full height and width windows, as well as glazed double doors to the garden. Off the living room is the fully tiled entrance with a cloakroom and adjacent to this, through double wood doors, is a further reception room, currently being used as a games room, with charming bay window looking out over the front of the property and two large storage cupboards. This room lends itself to being a downstairs accessible bedroom, if required, or for guests.

**First Floor** An impressive wood and glass open tread staircase with glass balustrade leads to the amazing central mezzanine galleried landing, which continues around to a truly wonderful and relaxing seating/library area complete with bespoke bookcase.

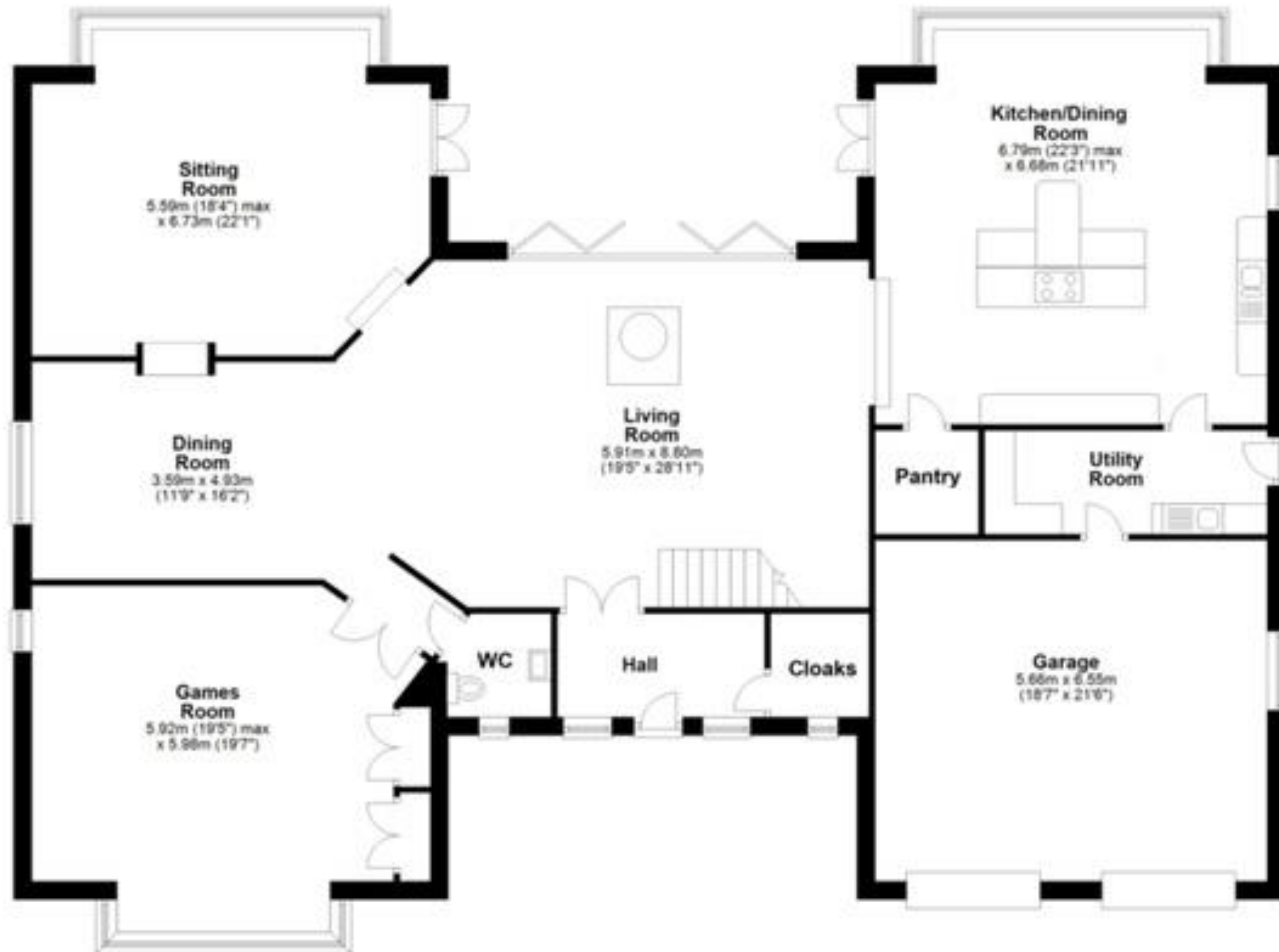


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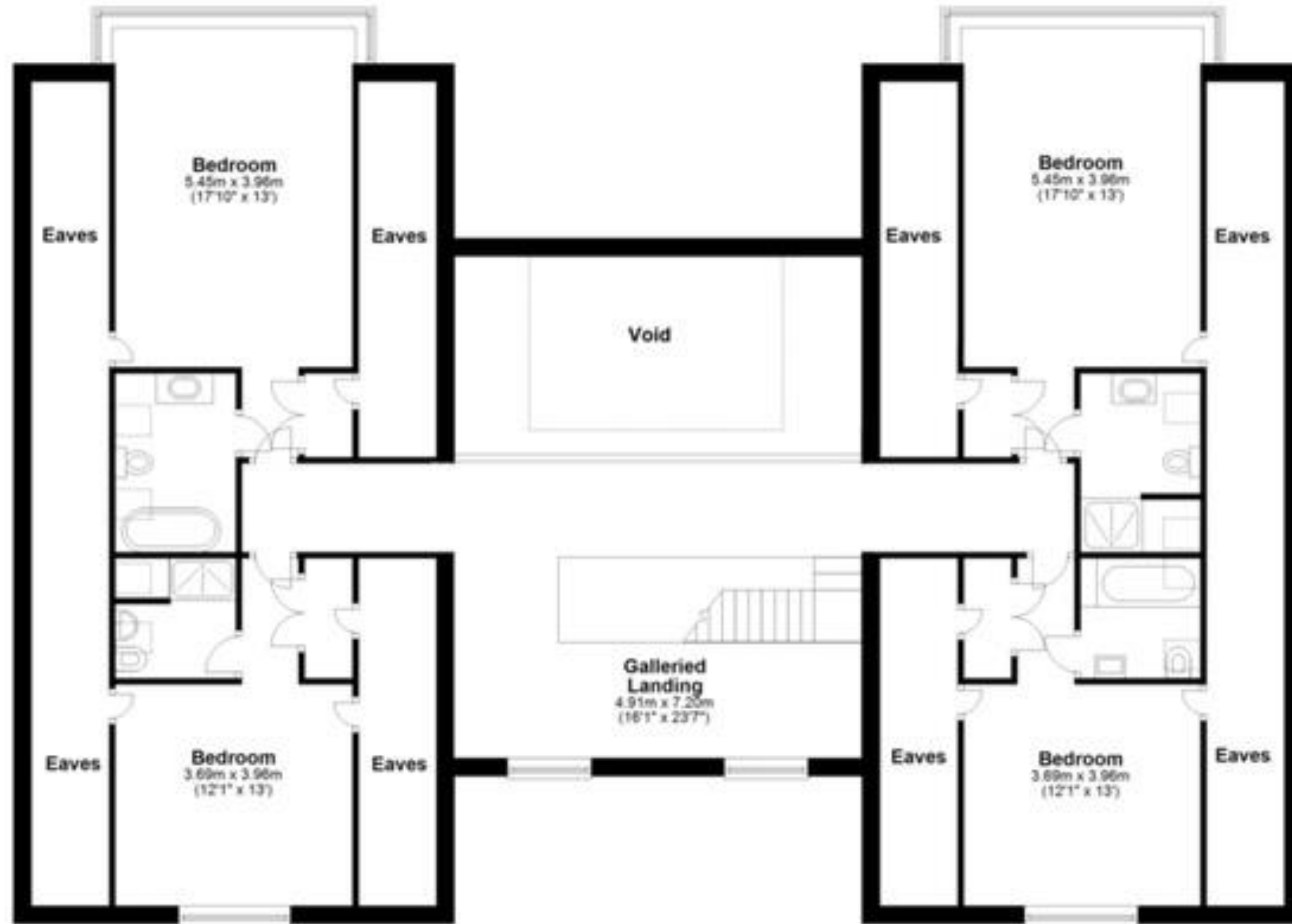
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On the first floor, there are four double bedrooms, all of which have fully tiled luxury en suites; two on either side of the landing. To the left, the rear bedroom has a tall apex window that make the most of the views to the back of the property, a walk-in wardrobe, an en suite bathroom and eaves storage. The front bedroom also has a walk-in wardrobe and an en suite shower room. The two bedrooms on the right mirror the left hand side bedrooms, both with en suites, walk-in wardrobes and eaves storage.

**Externally**

As you approach Breckney House, mature hedging and trees protect you from the road. Tall double electric gates with pillars on either side open onto a wide block paved driveway that provides ample parking for multiple vehicles. To the left is the double garage with twin up and over electric doors and both sides of the property give you access to the rear. A particularly stunning feature of Breckney House is its great location, expansive garden and spectacular far reaching views over fields to the rear. In all, the land extends to 2.05 acres.

The rear gardens, which are very well secluded and offer a high degree of privacy, are mainly laid to lawn. High wood panel fencing with established shrubs alongside is on one side while there is a range of mature trees and hedges on the other side. Across the right hand corner at the back of the garden is a selection of fruit trees providing a lovely orchard. The views to the rear of the property are a major feature of the property and some of the best you will enjoy in this area, stretching as far as the eye can see. The level gardens and grounds are easy to maintain, while the additional land lends itself to extending the orchard, creating a smallholding or a paddock and stables for equestrian use.

Breckney House is located in a delightful and picturesque position, being surrounded by stunning countryside, beautiful walks as well as peace and quiet yet also ideally situated in terms of being within just a few minutes from the village of Ponteland. The village offers a good range of local amenities, including a Waitrose and newsagent, friendly public houses and cafes, trendy wine bars and bistros, local shops and boutiques, restaurants critically acclaimed for their cuisine, a leisure centre and a variety of sports clubs. There is also a good choice of schools for all ages. Nearby, the city of Newcastle provides more extensive facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. There are also plenty of transport links within a few miles, including the A1 and A69, which lead to other major cities and the motorway.

**Services:** Mains electricity and water | Oil central heating and air source heat pump | Septic tank | Tenure: Freehold | Council Tax: G | EPC Rating: C



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