



Hawthorn Farmhouse

Brunton Lane, Newcastle

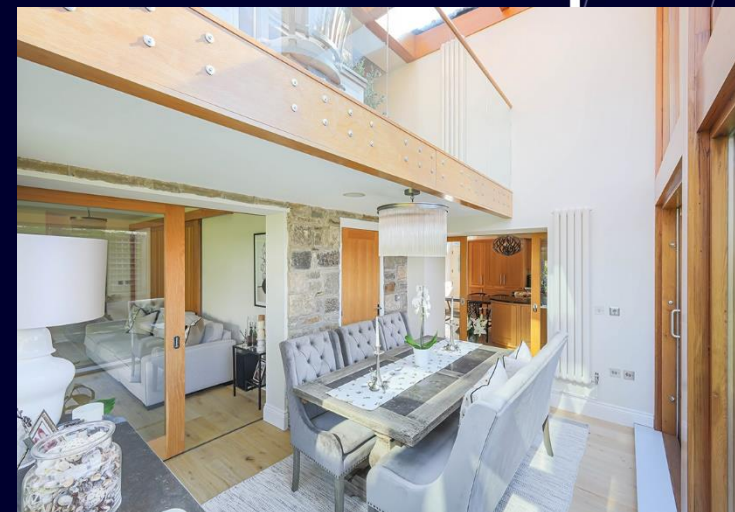


Hawthorn Farmhouse, Brunton Lane, Newcastle upon Tyne NE13 9NT

Hawthorn Farmhouse provides a substantial, stone built detached family home which dates back to the 19th century. The property originally formed part of a farm steading which was re-developed back in 2009. The Farmhouse itself represents one of the largest of the properties situated within the desirable Hawthorn Grange development and enjoys a beautiful corner plot which is set back from a country lane. The property also offers the benefit of fabulous contemporary design which contrasts well with the period architecture and feel of the house.

The gardens offer lawned areas with well stocked borders and a newly laid large timber deck which is placed to the rear. The front garden is south facing and offers paved patios and seating areas. A double width driveway leads to the double plus garage with workshop space. Above the garage is a fantastic studio with vaulted ceiling, exposed beams and south facing elevation with views, and is perfect for those who are wishing to work from home, as a gymnasium or as a teenager's den.

The house itself is accessed by a central reception hall with feature wood flooring and large light oak floor to ceiling sliding doors which open up to both reception rooms either side. Leading from the hall is a cloakroom and ground floor WC. The sitting room offers a contemporary fireplace and window views over the gardens and a large glazed sliding door that leads to the dining and garden room at the rear. The dining/garden room is a beautiful space with views over the rear gardens and is open to the mezzanine/study area.





The kitchen/breakfast and family room is very well equipped and offers light oak fitted cabinetry, granite work surfaces and a four oven 'Aga' with two hot plates and warming plate; the kitchen also offers integrated appliances and a breakfast bar. The kitchen area then leads on to a generous sized utility room. The family space offers a wood burning stove and a door that leads to a glazed sun lounge with views over the front gardens and French doors leading to the front of the property. The main living areas benefit from a Sonos sound system.

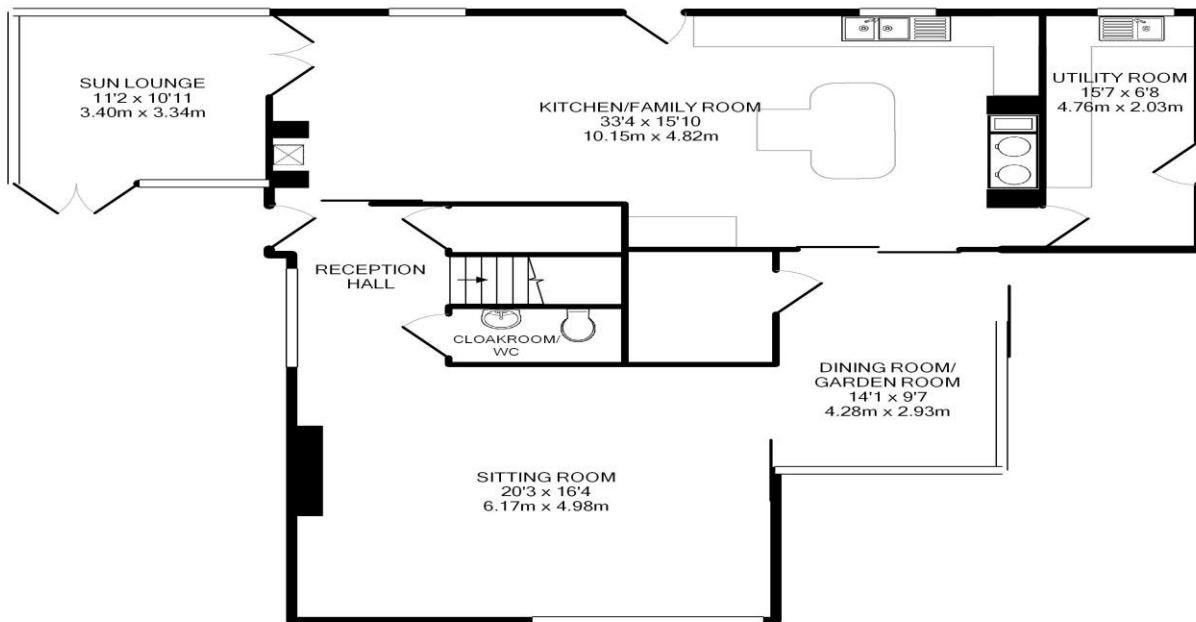
The stairs then lead to the lovely first floor landing with glass balustrades and then onto four bedrooms. The principal suite offers a vaulted ceiling with exposed roofing timbers and an en-suite bathroom with a separate walk-in dressing room. There are three further double bedrooms; the two rear rooms have their own en-suite shower and bathrooms and offer built-in double wardrobes and the fourth bedroom at the front of the house connects to the main family bathroom via a Jack and Jill door. The landing then gives access to a study/mezzanine area with beautiful west facing views and glazed roof.

Hawthorn Farmhouse is double glazed throughout, with oil fired central heating, underfloor heating throughout the ground floor as well as to all bathrooms to the first floor. The Farmhouse is well located within this desirable development at Hawthorn Grange, which is known for its high quality modern housing, and it enjoys convenient access into central Gosforth, Ponteland, Dinnington, Kingston Park and indeed Newcastle City Centre. Early viewings are strongly advised.

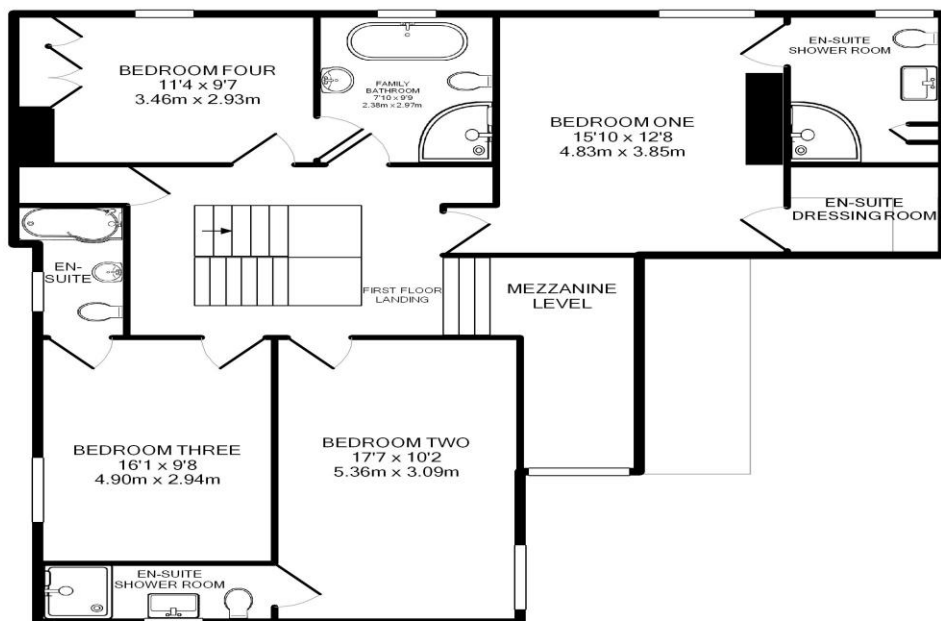
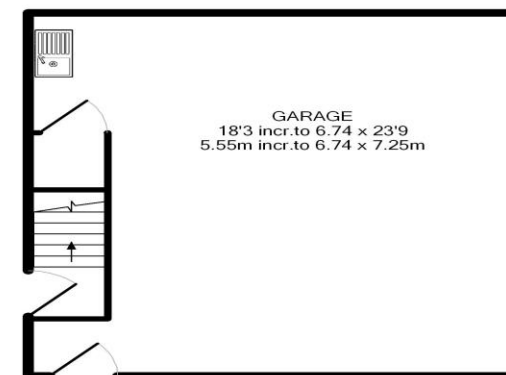
Services: Mains electric, water and private drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate Rating: TBC

Price Guide: Offers Over £885,000

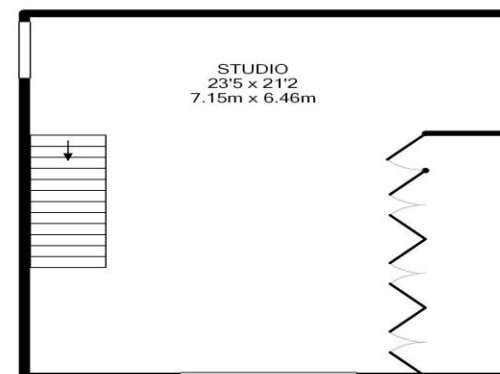




GROUND FLOOR

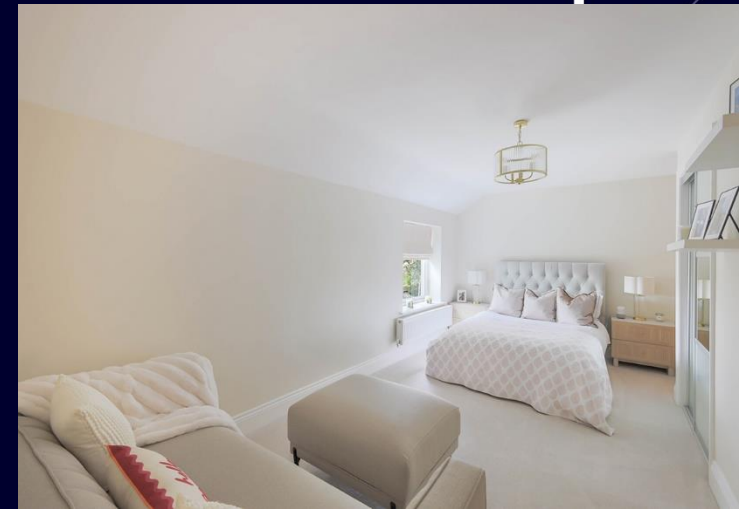
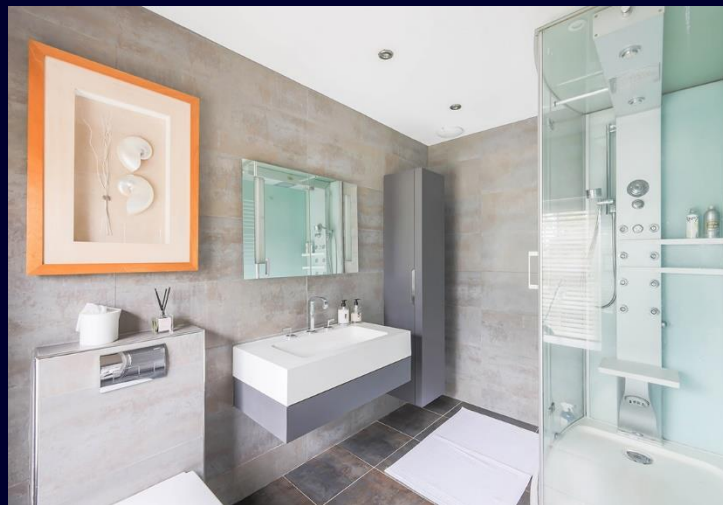


1ST FLOOR



HAWTHORN FARM HOUSE, BRUNTON LANE, HAWTHORN GRANGE, GOSFORTH, NE13 9NT
TOTAL APPROX. FLOOR AREA 2982 SQ.FT. (277.0 SQ.M.)

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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From Sanderson Young

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