

**BRUNTON**  
RESIDENTIAL



**GREEN LANE, ASHINGTON, NE63**

Offers Over £1,100,000

BRUNTON  
RESIDENTIAL





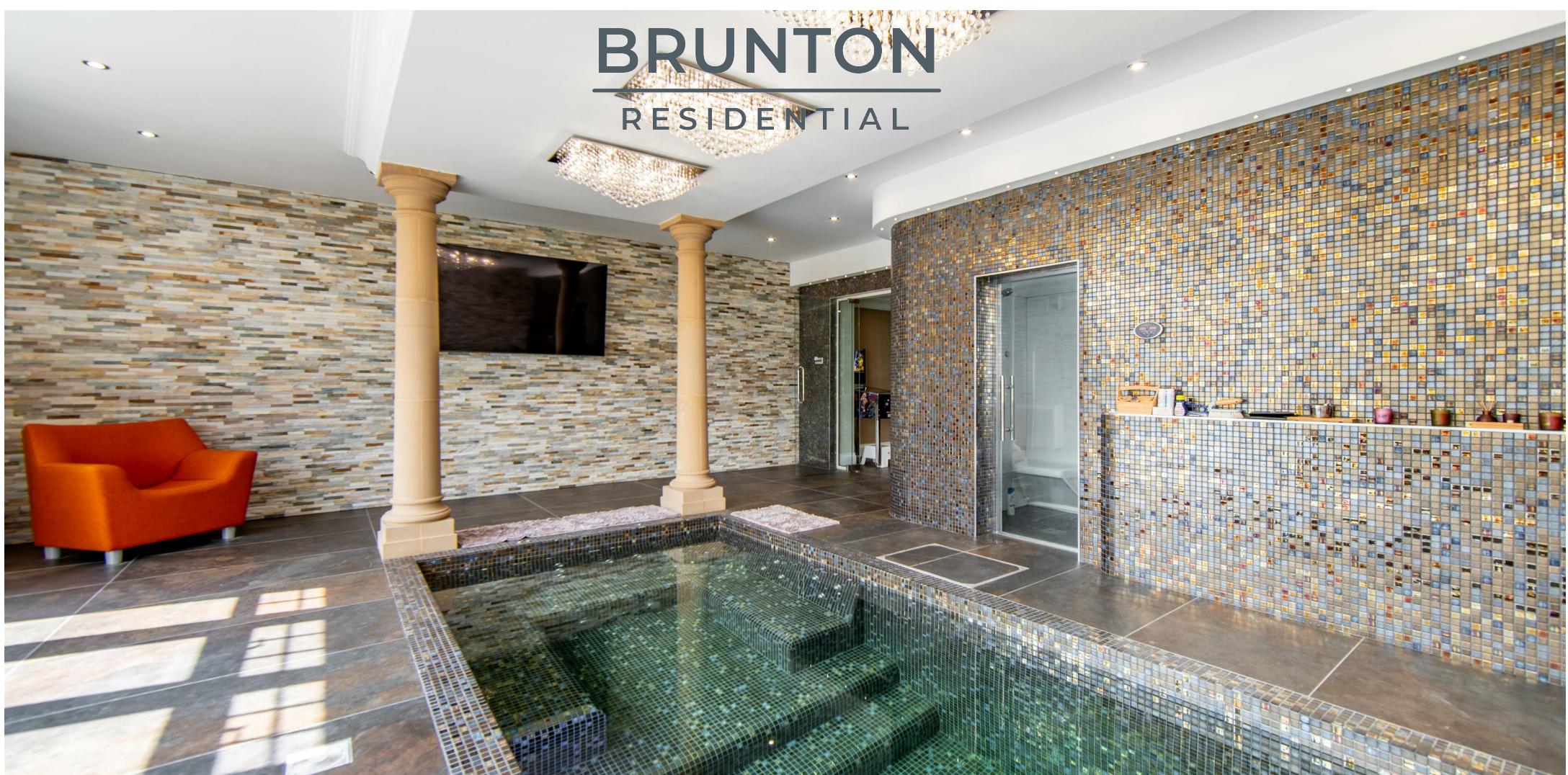
BRUNTON  
RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Immaculately Presented & Substantial Detached Family Home Boasting over 5,000 Sq ft of Internal Living Space with Extensive Grounds, Five Excellent Double Bedrooms, Integral Three-Car Integral Garage, Leisure Suite with Indoor Pool, Steam Room & Private Bowling Alley, Outstanding Landscaped Rear Gardens, Impressive Outdoor Kitchen & Annex/Gymnasium.

The Gables, which is situated on Green Lane, offers generous and versatile living throughout, including three formal reception rooms, a bespoke open-plan kitchen/dining and family space, snooker room with private bowling alley, and a beautifully designed leisure suite. Additional features include a boot room, utility, and five double bedrooms, most with access to luxury bathrooms or en-suites. Externally, secure gated entry leads to a large driveway, a three-car integral garage, landscaped gardens, two outbuildings, and a superb covered outdoor kitchen. The recent addition of a comprehensive green heating system with PV panels and battery adds to the properties appeal.

Situated within Ashington, The Gables benefits from excellent access to shops, amenities and local schooling. The property is also placed close to Wansbeck General Hospital, along with strong transport links into Newcastle City Centre and throughout the region and the outstanding Northumberland coastline which is also situated nearby.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation briefly comprises: Lobby which then leads into a generous central entrance hall with a return staircase rising to the first floor. From here, there is a good sized utility/boot room with side access, alongside three formal reception rooms, all of which are immaculately presented. A door from the rear of the hallway leads into the superb open plan kitchen/dining and family space with bespoke fitted cabinetry , large central island with breakfast bar and stone worktops.

The front reception/dining room includes a fitted bookshelf with a hidden secure cupboard, which in turn opens into a games/snooker room with plant room cupboard and access to a fantastic single bowling alley with glazed windows overlooking the integral garage. A ground floor guest WC is also found, with further internal access to the garage.

To the rear, is a beautifully appointed leisure suite which features a heated indoor swimming/plunge pool with underfloor heating, stone pillars, steam room, and doors leading out to the terrace and gardens. The main entrance hall also provides access to a living room with media wall and feature fireplace, again with doors to the rear terrace and gardens.

Upstairs, a solid oak staircase leads to the first-floor landing and five double bedrooms. The principal suite is currently arranged to incorporate a fifth bedroom as a walk-in wardrobe. All bedrooms enjoy access to en suites and each bathroom is finished to an excellent standard.

Externally, the property is access via secure electronic gates opening to a large driveway with parking for multiple vehicles and a three-car integral garage finished with tiled flooring and lighting, and sits within extensive landscaped gardens, with stone terraces stepping down to a large family garden laid to lawn and edged with well-stocked borders.

Additional dwellings include a store that could function as a home office or summerhouse, and a separate building intended as a gymnasium with private rear access. A superb outdoor kitchen with bar, pizza oven, heating, and covered seating creates a perfect year-round entertaining space, complemented by an external WC.

Immaculately presented both inside and out, this exceptional detached family home provides one of the best modern homes within the locality and early viewings are deemed essential.



# BRUNTON

---

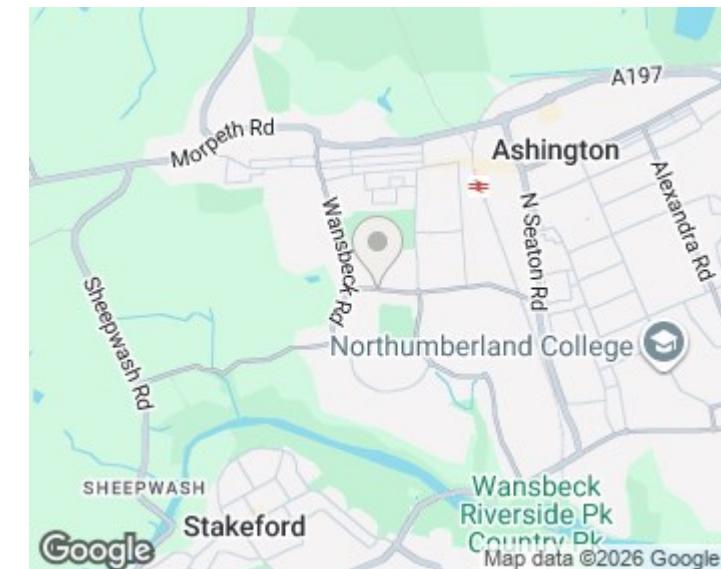
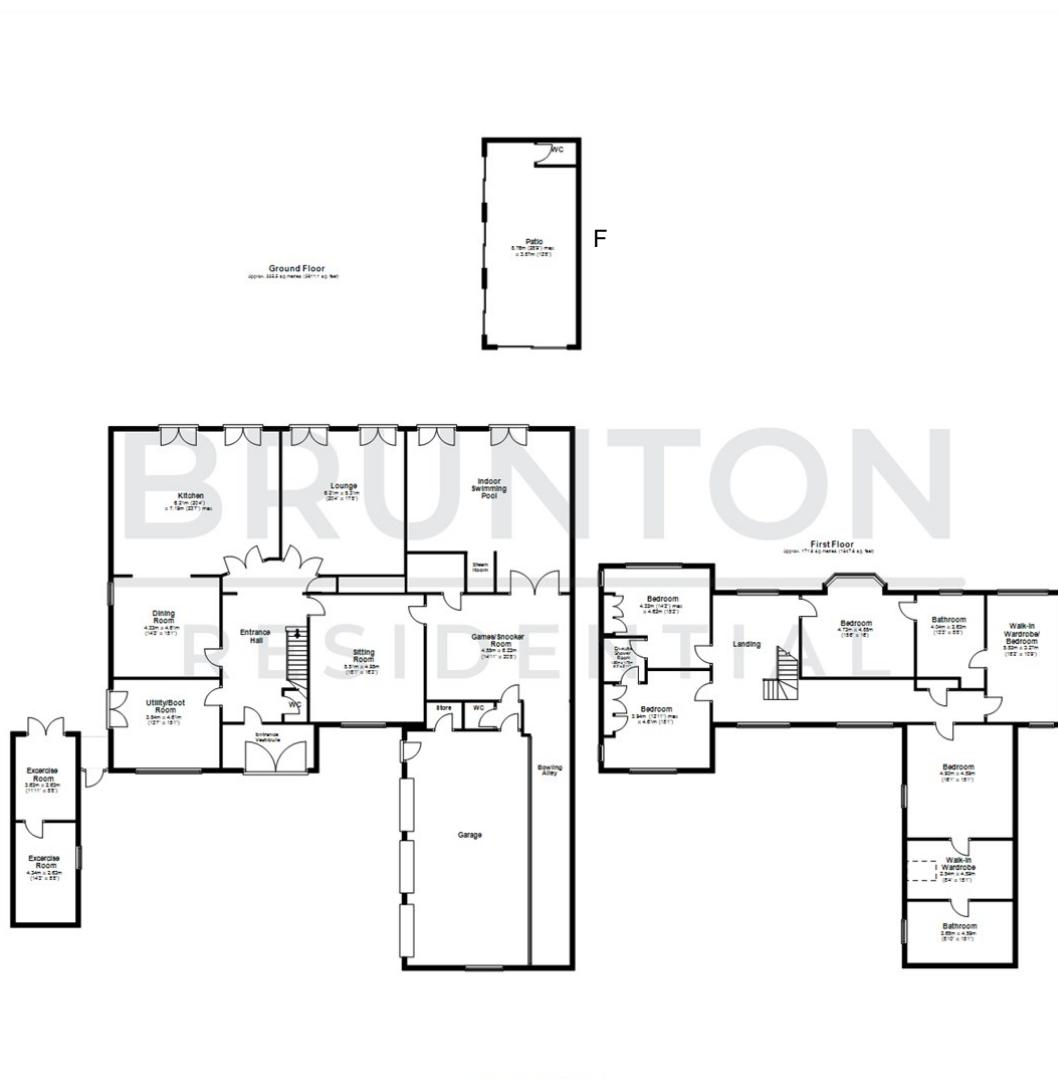
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC