



School House

Kirkley, Newcastle Upon Tyne

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Sought After Location
- Detached Country Residence
- Five Bedrooms
- Four Reception Rooms
- Substantial Plot
- Outbuilding
- Detached Double Garage



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The first reception room exudes warmth with its beamed ceilings and serves as the heart of the home. This space includes the staircase leading to the first floor, a convenient WC, and a storage cupboard. There are many rooms accessed from here including a spacious sunroom with garden views. A hallway leads to a study and the main living room. Accessed via a small staircase this room benefits from large windows creating a bright and airy space, a tall arched window is a particular focus of the room. The soaring ceilings and a stunning stone fire surround with its log burner adds both elegance and comfort to this inviting space.

The kitchen is a true highlight, boasting modern cabinets, tiled flooring, sleek worktops, and includes an integrated dishwasher and microwave, a large range cooker and freestanding American style fridge freezer. Downlighters over the countertops enhance the contemporary feel, while a spacious utility room provides additional functionality with its Belfast sink, ample storage, and space for a washing machine. From here, there is direct access to the garden, offering convenience and practicality. An extended breakfasting area accessed through double doors from the kitchen captures picturesque garden and woodland views.

The first-floor landing leads to four beautifully appointed bedrooms. One room is currently utilised as a dressing room, complete with built-in shelving and hanging space, while another spacious double bedroom offers enchanting views of the side garden. A single bedroom offers rear garden views and built-in storage.

The primary suite, located in the newer part of the property, includes a generous dressing area and a large fully tiled ensuite bathroom.

This floor includes a fully tiled family bathroom with a sizeable walk-in shower and heated towel rail.



A further staircase leads to a secondary landing, which provides access to a charming double bedroom with exposed beams, built-in storage, and a Velux window. Additional storage is accessed via a discreet cupboard tucked behind a small doorway.

Externally the lawned gardens are surrounded by lush greenery, with holly bushes and conifers offering privacy. The outbuilding benefit from power and is currently used as workshops and a potting shed, provides immense versatility to this property.

The driveway provides ample parking for a number of cars and leads to a detached double garage with a lean-to, ideal as a wood store.

This exceptional property combines timeless character with modern amenities, creating a unique and welcoming home in one of Northumberland's most desirable locations.

The location provides a serene rural lifestyle while offering easy access to nearby towns such as Morpeth and Ponteland. Both offer outstanding schools, ensuring excellent educational opportunities for families. As well as enjoying exceptional local shops, eateries, and recreational facilities, whilst also providing excellent transport links.

Garden

Large garden wraps around the property, surrounded holly bushes and conifers. There is an outbuilding to the rear of the property.

DOUBLE GARAGE

2 Parking Spaces

Large driveway with space for multiple cars leads to a detached double garage.





Approximate total areaⁿ
1562.26 ft²
145.14 m²

(1) Excluding balconies and terraces

Calculations are based on RICS IPMS

GIRAFFE 360



Approximate total area¹⁸

855.3 ft²

79.46 m²

Reduced headroom
20.19 ft²
1.88 m²

(3) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations are based on BCS IPMS 30

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