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FOLLGATE HOUSE

Apperley Road





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Wonderful & Stylish Detached Modern Family Home
Boasting Extensive South West Facing Lawned Rear
Gardens, Impressive Open Plan Kitchen/Dining & Living
Space with Three Further Separate Reception Rooms, Four
Double Bedrooms Including a Magnificent Principal Suite,
Re-Fitted Family Bathroom plus En-Suite Shower Room,
Off Street Parking for Multiple Vehicles & Integral Double
Garage!

This superb, modern and detached family residence is
ideally located on the prestigious Apperley Road,
Stocksfield. Apperley Road, which is placed off from
Cadehill Road and New Ridley Road, is perfectly located
within the desirable Painshawfield Estate, which is known
for its attractive surroundings. The village is surrounded by
beautiful open countryside, offering opportunities for
walking and further outdoor activities.

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Stocksfield itself is a beautiful and leafy village which is located within the Tyne Valley and offers a rural lifestyle with good access to nearby cities. The village has a range of local amenities, including shops, a doctors' surgery, garage, post office, and sports facilities such as a golf course and tennis club.

This well presented home is also positioned close to transport links, with regular rail services from Stocksfield Railway Station providing links into both Newcastle City Centre and to the west. Newcastle International Airport is also within reach, as are the desirable northumberland villages of Corbridge, Riding Mill and the delightful Market Town of Hexham.

The internal accommodation comprises: Central entrance hall with staircase leading to the first floor, ground floor guest cloakroom/WC, French doors leading to the rear gardens and a further door leading into the integral double garage. Two sets of double doors from the rear of the hallway lead into the rear reception rooms and kitchen/dining space.







THE HEART OF THE HOME

The doors to the right lead into a beautiful drawing room which provides four windows which overlook the rear terrace and gardens. A further door from this room leads into a further reception room/garden room, again with French doors leading out onto the rear terrace.



Doors from the left hand side of the hallway lead into a magnificent, open plan kitchen/dining and family space with a bespoke fitted kitchen, integrated appliances, large central island with breakfast bar and vaulted ceiling. The kitchen also offers French doors to the rear terrace and gardens, along with a sliding door that leads into a utility and boot room with a door leading to the driveway. A final set of double doors from the dining area leads into a lovely and cozy snug/tv room, which is ideal for those with younger children.



THE FINE ATTENTION TO DETAIL

The stairs then lead up to the first floor landing, which in turn gives access to four good sized double bedrooms and a re-fitted family bathroom. Bedroom one is an impressive suite, with access to a walk-in wardrobe, dual aspect windows, contemporary re-fitted en-suite shower room and free-standing cast iron bath to the bedroom area. Bedroom two, which is placed at the opposite end of the landing offers a second en-suite shower room with views out over the rear gardens. Bedroom three is a generous double guest room and bedroom four provides smaller double bedroom.

For families, there is a well regarded primary school within the village, with senior schooling options in both Prudhoe and Hexham. Independent education is available at Mowden Hall Preparatory School and several schools based in Newcastle and accessible by road, train and a school bus service that collects throughout the Tyne Valley.

Well presented throughout, this fantastic, detached family home offers an ideal opportunity to secure a modern residence which is located within this increasingly popular Tyne Valley village and early viewings are deemed essential.





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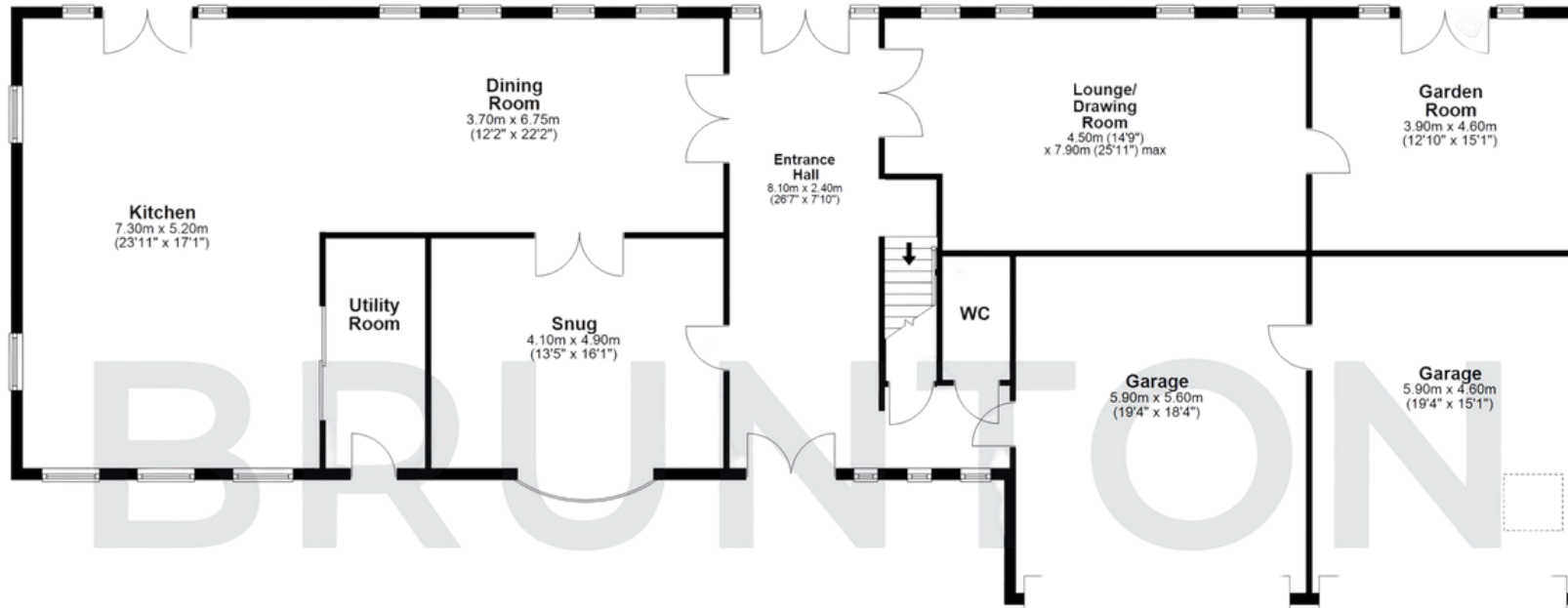
THE PERFECT OUTDOOR SPACE

Externally, the property enjoys an extensive site that extend to approximately 1 acre and is predominantly south-west facing. The front of the property offers a good sized garden along with a large, driveway that offers off-street parking for multiple vehicles. The rear gardens are an outstanding feature of Follgate House and provide a stunning tranquil entertaining space with an abundance of well stocked borders with a large, paved terrace with glass balustrades and storage beneath.

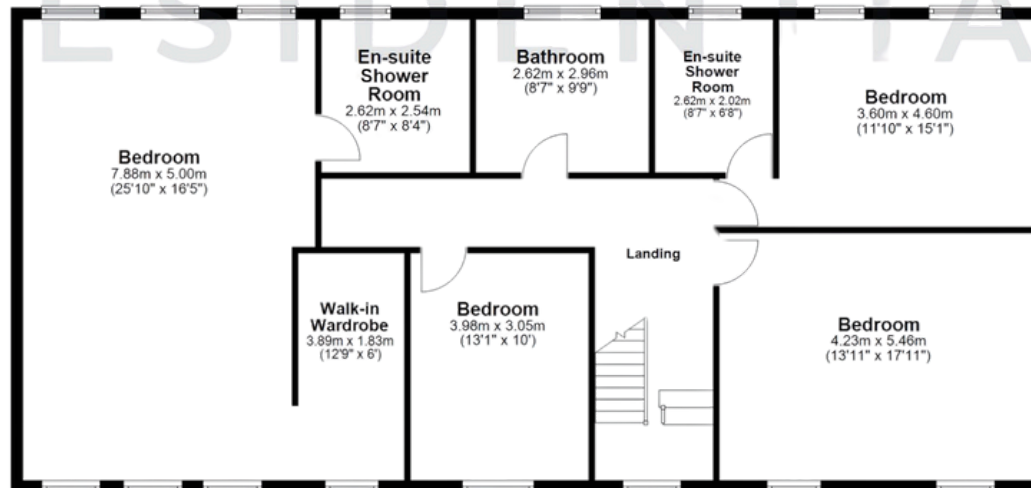


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Ground Floor
Approx. 232.7 sq. metres (2504.8 sq. feet)



First Floor
Approx. 140.5 sq. metres (1512.7 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 66 D | 82 B |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 66 D | 82 B |
| 1-20 | G | | |

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