

# BRUNTON

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RESIDENTIAL



**MOORCROFT, WOOLSINGTON, NE13**

Offers Over £1,500,000

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Moorcroft presents a substantial, and stylish five-bedroom detached residence which is situated on a generous plot that extends to almost ½ an acre. This well presented and unique family home enjoys incredible open aspect views to the rear, over the surrounding fields and towards Woolsington Hall.

Known locally as one of the 'Three Sisters' homes, Moorcroft is thought to have been constructed in the 1930's and is located within the pretty village of Woolsington, which is ideally placed on the outskirts of Newcastle City Centre, close to the A1 western bypass and Newcastle International Airport.

The property is positioned close to Ponteland Village with its excellent shops, cafes, restaurants and public houses. The shops, amenities and transport links of Kingston Park are also close by and only a short walk away is Callerton Parkway Metro Station, offering easy access into Newcastle City Centre and beyond.

The property itself, which was purchased by the current owners back in 2011, has been extensively refurbished and sympathetically modernised to an exceptionally high standard, offering a mix contemporary living with period features and delightful manicured front and rear gardens. The most recent addition is the extended rear family room and the new double garage.

The property is accessed via a secure electronic sliding entrance gate with video entry phone system and a sweeping driveway that leads to a large driveway providing off-street parking for multiple vehicles. The driveway has been recently re-laid and now leads up to the front of the property where a new double garage is placed to the side with further off-street parking.

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The internal accommodation comprises: Central entrance hall with stone flooring and staircase to the first floor is supported by a bespoke wrought iron banister. The hallway then gives access to two reception rooms, both with views over the delightful front gardens.

One of the reception rooms is currently utilised as a children's playroom and offers an original feature fireplace; the second, which is currently being utilised as a large study, offers dual aspect windows, original period fireplace and decorative ceiling. To the rear of the ground floor is the main living space which offers a relaxing seating area, stone flooring, historic 300-year-old fireplace with large wood-burning stove and access to the driveway and garage via a walk-in bay with French doors and a second, raised lounge area with electric blinds and amazing uninterrupted rural views.

A door then leads into the kitchen/dining and family space, which is generous in size, and offers a stylish 'Mowlem and Co' hand-painted fitted kitchen with integrated 'Miele', 'Aga' and Bosch appliances, limited-edition four-oven gas 'Aga', granite work surfaces, underfloor heating, tiled flooring and inglenook fireplace with wood burning stove. A large picture window offers fabulous open aspect views from the informal dining/breakfast area.

A rear hallway then leads into the new and extended living space which enjoys a double height vaulted ceiling, feature fireplace and doors leading out onto the rear terrace and gardens. Dining room with tiled flooring, underfloor heating, fibre-optic star constellation ceiling, bespoke glass doorway and views of the front garden with a door leading into the utility room and a home gymnasium. There is also a ground floor guest cloakroom with WC.

The stairs then lead up to the first-floor landing and give access to a generous carpeted landing with store cupboards and then onto five bedrooms. The principal suite enjoys reclaimed oak flooring throughout and electric blinds, and offers sliding doors that lead onto a private terrace with stunning views and a large walk-in wardrobe with 'Mowlem & Co' fitted storage and a well-appointed en-suite bathroom. The en-suite bathroom boasts a free-standing copper bath, matching sink, 'Villeroy & Bosch' taps, 'Lefroy Brooks' shower and Thomas Crapper WC. Bedroom two with en-suite shower room and spectacular open aspect views. Bedrooms three and four are similar in size and offer access to useful eaves storage | Bedroom five is utilised as a second dressing room/makeup studio and also enjoys open aspect views to the rear.

The delightful, re-fitted family bathroom is one of the main features of Moorcroft, having recently been modernised and re-fitted to an incredible standard. This superb bathroom provides a unique sanctuary with designer 'Alessi' and 'Laufen' sanitary ware, floor-to-ceiling bespoke Italian marble, underfloor heating, impressive 1.9 metre circular bath, walk-in Hansgrohe rain shower with amazing open aspect views via a full floor to ceiling window.

Externally, the property enjoys a substantial plot which extends to almost 1/2 an acre and offers a large southwest facing front garden with walled and fenced boundaries, cobbled dining area, mature shrubs, trees, well stocked borders and delightful climbing ivy.

The front gardens also enjoy a raised patio/seating area created using reclaimed York stone, which is perfect for entertaining and a covered seating and entertaining area. The rear garden, which is laid mainly to lawn and enjoys a wonderful open aspect, also offers paved patio seating areas, fenced boundaries and a secure children's play area with a raised and decked dining space which is perfect for dining al-fresco.

Well-presented throughout, with double glazed windows and a commercial pressurised gas central heating system, this wonderful, detached family home simply demands an early inspection, and early viewings are strongly advised.



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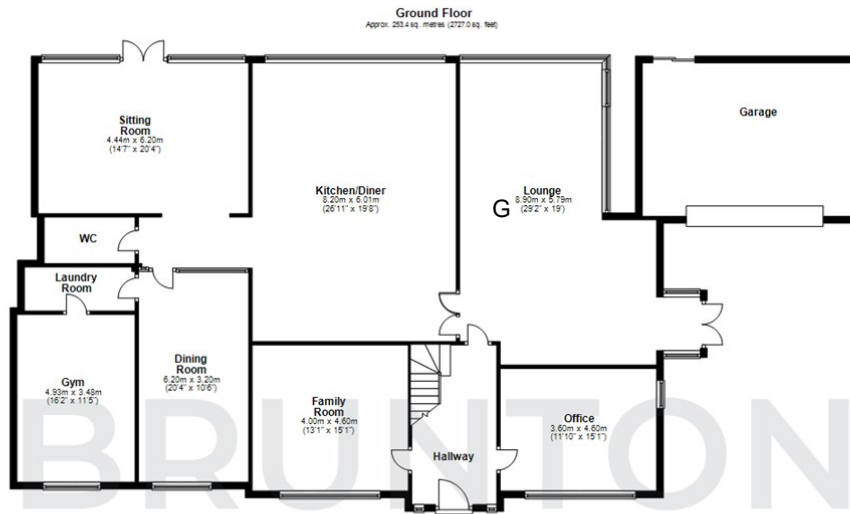
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : D

SERVICES :



All measurements are approximate and are for illustration only. Plan produced using Planit.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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