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CALLERTON LANE, PONTELAND, NE20

Offers Over £680,000

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Four Bedrooms, Magnificent Traditional Features, Fabulous Lounge with Feature Fireplace, Open Plan Kitchen Dining Room With Family Area and Orangery, Lavish Family Bathroom, Separate WC and En-Suite Shower Room to The Second Bedroom, Prominent Village Location, Juliette Balcony With Views of The River Pont, Walking Distance to Amenities and Transport Links, Luxurious Décor Throughout, Beautiful Gardens Circa 0.25 Acres, Driveway, Detached Garage and Cellar, In Catchment For Sought After Schools

This rare to market, detached residence benefits from a highly desirable village location, offering excellent access to shops, restaurants, leisure facilities, local schools, amenities, and transport links to Newcastle city centre. Rarely is such a remarkable property available, an early viewing is highly recommended. EPC C - Freehold - Council Tax Band F



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The front door opens into an impressive entrance hall, with a door leading to a generous dual-aspect lounge with a feature fireplace.

There is a luxurious kitchen, with a door to the terrace, ample storage, and sumptuous granite work surfaces, which opens into an elegant family room/dining area, with bi-fold doors opening to the patio.

Completing the ground floor layout is an orangery, the perfect room to relax and enjoy the views of garden.

Stairs lead down from the kitchen to a sizeable cellar, providing an enviable amount of additional storage.

Upstairs, on the first floor, the landing gives access to four, beautifully presented bedrooms, one of which has an en-suite shower room, and the opulent family bathroom, with a separate WC, serves the remaining three bedrooms.

Externally, the property offers a driveway, a double garage, and a charming mature garden to all sides, with patio areas for entertaining.

The garden benefits from a substantial lawn, colourful planted borders, and lovely views towards the river Pont.



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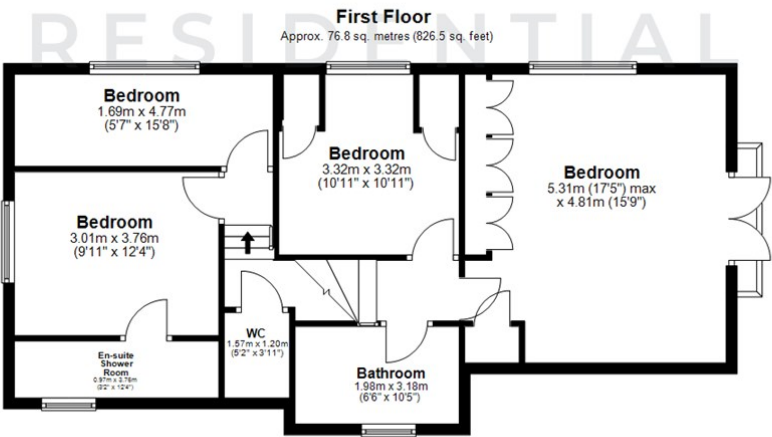
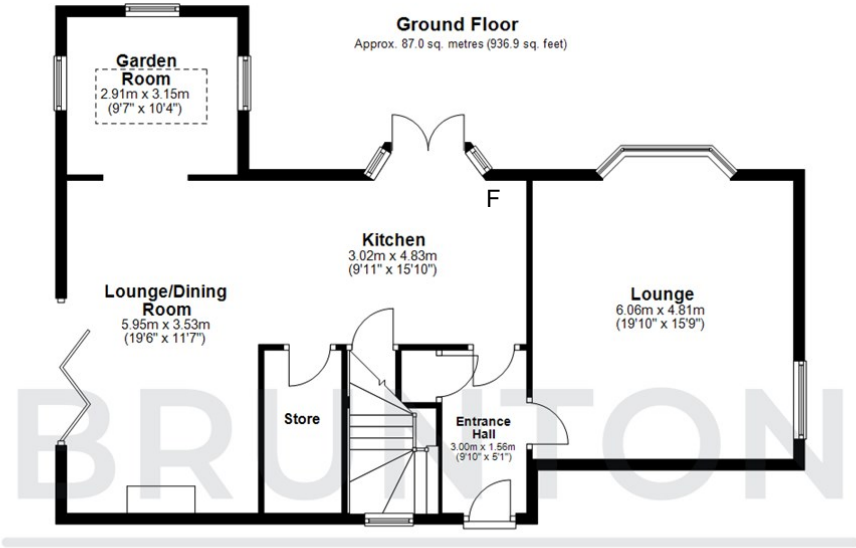
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : F

EPC RATING : C



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



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	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	