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HORNCastle, KIRKWHELPINGTON, NE19

Offers Over £1,995,000

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Horncastle represents one of the most modern and stylish farmhouses set within Northumberland and is perfectly positioned on an elevated site providing outstanding south facing views out over the surrounding countryside.

This exceptional, detached stone-built family home is ideally located, just outside of the popular village of Kirkwhelpington, with its village hall and post office. Kirkwhelpington is located just 14 miles to the northwest of the delightful village of Ponteland, with its shops, cafes, restaurants, and amenities.

The property, which has been fully re-furbished and re-modelled throughout, now boasts close to 3,500 Sq ft of internal living space which is set over two floors and enjoys a private lawned garden and courtyard.

The internal accommodation comprises: Entrance hall with split level staircase leading to both the lower and upper floors, wrought iron banister and panelling to walls. The lower ground floor is accessed via a hallway that leads into a magnificent, open plan kitchen/dining and living space, with stylish modern fitted kitchen and stone work-surfaces with new oil fired 'Aga', 'Belfast' sink and again offering stunning views over the front gardens. The kitchen provides access into a well-appointed utility/laundry room and offers access to a second utility room and boot room with a door to the rear courtyard. The dining area offer a fitted banquet seating area and French doors leading out onto the front gardens.

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The kitchen and dining space is open to the superb open plan living space with stone fire surround and wood-burning stove, media wall and two sets of large sliding doors which open out onto the terrace and gardens. To the rear of the living space, a large secret door then slides and opens through to the family room/cinema room.

The ground floor also offers a beautiful third reception reception/dining room, with dual aspect windows which provide stunning views, fireplace and again with panelling to the walls. A ground floor bedroom is also accessed from the lower hallway which is ideal for those with visiting relatives or older children or even as a snug and enjoys a well presented, re-fitted en-suite shower room with bespoke tiling.

The stairs then give access to the first-floor landing, which leads into four further double bedrooms, most of which offer access to well-presented and re-fitted en-suite facilities. The principal suite provides an excellent adult bedroom space with an impressive, vaulted ceiling, dual aspect windows, again with incredible open aspect views and access to a private, enclosed sun terrace/balcony with glass balustrades.

A door to the rear of the principal suite leads into a large walk-in wardrobe with bespoke fitted cabinetry and gives access to a large, en-suite shower room which is fully tiled with roof light. Bedroom two is also a good-sized double bedroom, again with vaulted ceiling and exposed beams and is currently laid out as a children's bedroom, with ladders leading to a great mezzanine floor and access to en-suite. Bedroom three is positioned to the far end of the landing and is also a great double bedroom, with dual aspect windows and vaulted ceiling with access again to the jack and jill en-suite shower room.

Bedroom four is the smallest of all bedrooms but is still a good size and provides access to a private en-suite shower room and WC.

Externally, the property is accessed via private shared road which is accessed off from the A696 and leads up to the first of two secure electronic entry gates with cattle grid. The main entrance is via new, wrought iron entry gates with secure entry phone system which open to a large, private gravelled driveway which leads up to the side and rear of the property with off street parking for multiple vehicles.

To the front and side of the property is a lawned family garden, which is predominantly south facing with gravelled walkways and well stocked borders. The entirety of the grounds extend to approximately 1 acre (with a possible further 8 acres available to rent via further negotiation).

Immaculately presented throughout, this exceptional stone built, detached family home is a rare find and early viewings are deemed absolutely essential to fully appreciate the position and contemporary lifestyle in this beautiful countryside location.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :

F



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