



Witches Wood, Riding Mill, NE44 6HL
Offers in Region of £525,000

Andrew Coulson
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Situated in the heart of this most desirable Tyne Valley village this is a substantial and versatile five bedroom detached family home with the added option of an annex suitable for a dependent relative, teenager or as a substantial home office. The principal bedroom has en-suite facilities. The beautifully presented accommodation offers versatile rooms with an abundance of space and a light and airy feel from generous sized windows. Externally there are substantial gardens to all sides.

- **Substantial Detached Family Home**
- **Added Option of an Annex**
- **Substantial Gardens**
- **Five Bedrooms**
- **Beautifully Presented Accommodation**
- **Current EPC Rating D**

Offers in Region of £525,000



THE PROPERTY

Situated in the heart of this most desirable Tyne Valley village Witches Wood is a substantial and versatile detached family home with the added option of an annex suitable for a dependent relative, teenager or as a substantial home office. The beautifully presented accommodation offers versatile rooms with an abundance of space and a light and airy feel from generous sized windows. The accommodation comprises; entrance hall, a shower room, central hallway which leads to a superb breakfasting kitchen and then a delightful living/dining room with a fully glazed wall to the main elevation and a door out onto a verandah. On this level there is also a study and two bedrooms. Upstairs the landing provides access to the principal bedroom with a range of wardrobes and en-suite facilities and an additional bedroom. The lower ground floor can either be incorporated into the main house or used as an annexe and comprises; hallway, a fifth double bedroom with shower room and separate WC, a second kitchen which could also be used as the utility room to the main house and a delightful sitting room which overlooks the gardens. The accommodation is double glazed throughout and enjoys gas fired central heating and is immaculate throughout. We strongly recommend an inspection in order to fully appreciate what is on offer.

BRIEFLY COMPRISING;

GROUND FLOOR

ENTRANCE HALL

9' 10" x 5' 6" (2.99m x 1.68m)

Solid front door with security viewer and glazed side panel. Attractive ceramic tiled flooring with underfloor heating and down lighting.

SHOWER ROOM

Quadrant shower unit, pedestal wash hand basin and low level WC. Matching ceramic tiled flooring and fully tiled walls. Chrome heated towel rail and underfloor heating.

CENTRAL HALLWAY

Staircases to first floor and lower ground floor.

BREAKFASTING KITCHEN

8' 10" x 23' 9" (2.69m x 7.23m max)

Range of fitted floor cabinets with extensive worktops incorporating a one and a half stainless steel sink with single drainer and mixer tap over. Four ring ceramic hob with extractor canopy above and oven under, tiled splash backs, plumbing for both washing machine and dishwasher. Breakfasting area at one end with fully glazed door out onto a patio.

LIVING/DINING ROOM

25' 10" x 13' 3" (7.87m x 4.04m)

A very light and airy room afforded by the fully glazed wall to the front with extensive views. Oak flooring throughout and a door out onto a verandah overlooking the gardens.

BEDROOM TWO

11' 11" x 11' 1" (3.63m x 3.38m)

To the front overlooking the gardens and entrance driveway.

STUDY

11' 4" x 9' 9" (3.45m x 2.97m)

To the front. Through to:

BEDROOM FOUR

10' 0" x 15' 2" (3.05m x 4.62m)

With sloping ceiling and restricted headroom. Window to the front.

FIRST FLOOR

LANDING

To the left:

BEDROOM THREE

11' 6" x 11' 5" (3.50m x 3.48m max)

L-shaped. Large window enjoying a fabulous view. Large storage cupboard.

BEDROOM ONE

22' 10" x 13' 8" (6.95m x 4.16m max overall)

L-shaped. Range of fitted wardrobes, additional built-in cupboards.

EN-SUITE SHOWER ROOM

Shower cubicle with built-in seat, pedestal wash hand basin, low level WC, fully tiled walls and Velux roof light.

LOWER GROUND FLOOR

This level can either be fully incorporated into the main home, or as an annexe for dependant relative etc.

HALL

Built-in cupboards.

SHOWER ROOM

With large shower unit, ceramic tiled flooring and fully tiled walls.

BEDROOM FIVE

12' 1" x 12' 6" (3.68m x 3.81m)

Built-in cupboard. Down lighting pleasant garden view.

KITCHEN TWO

9' 6" x 10' 0" (5.94m x 3.05m max)

Fitted floor cabinets with worktops incorporating a stainless steel sink with single drainer and mixer tap over. Tiled splash backs, plumbing for washing machine and gas cooker point/recess. Door to outside.

SEPARATE WC

Wash hand basin, low level WC, tiled splash backs and ceramic tiled flooring.

SITTING ROOM

15' 6" x 10' 1" (4.72m x 3.07m)

Overlooking the gardens. a sliding patio door leads out onto the patio/gardens.

EXTERNALLY

INTEGRAL FORMER SMALL GARAGE

9' 2" x 9' 6" (2.79m x 2.89m)

Now used as an ideal storage room and laundry. Plumbing for washing machine, wall mounted boiler. The up and over door still exists to the front, and although too small for a car, it can be an ideal garage for motorbikes/general storage etc.



GARDENS

Substantial gardens to all sides, mature and offering a high degree of privacy, comprising lawned areas, trees, bushes, shrubs and flower beds. Various patio areas. Driveway parking for several cars.

GARDEN SHEDS

SERVICES

Mains electricity, water, drainage and gas are connected. Gas fired central heating to radiators also supplying the domestic hot water.

TENURE

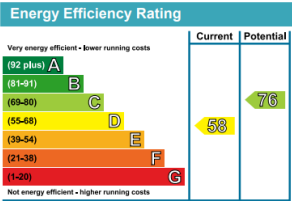
Freehold.

NOTES

Fitted carpets are included in the sale.

REFERRAL FEES

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Note : Plans are for illustration purposes only and are not to scale.
Plan produced using PlanUp.



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