



West Farm Lane

Matfen

Brand new to the sales market is this immaculate, detached property set in a sought-after village location, Matfen. Ideal for families, this property is situated in a quiet cul de sac and offers an abundance of unique features.

OFFERS OVER £650,000

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



West Farm Lane Matfen

PROPERTY DESCRIPTION

This spacious house boasts five generous double bedrooms. The master bedroom, located on the first floor, features built-in wardrobes and offers ample space. The second bedroom also on the first floor, provides stunning village views. Three further double bedrooms can be found on the ground floor, one of which enjoys garden views and another has direct access to the garden.

The property features two bathrooms, both equipped with rain showers and heated towel rails. The ground floor bathroom includes a bath tub and shower unit, while the first-floor bathroom is equally well-appointed.

The house also benefits from an open-plan dining kitchen with built-in pantries, providing plenty of storage space. The kitchen area is bathed in natural light and features a spacious dining space, perfect for family meals.

Three reception rooms offer plenty of living space. The first reception room features a fireplace with a log burner and wood floors. The second reception room, a bright sunroom, boasts large windows and garden views. It also provides direct access to the south-east facing garden. The third reception room can be used as a study or a sixth bedroom, depending on your needs.

The property also benefits from ample parking space with a single garage and long driveway. This is a truly unique opportunity to acquire a family home in a desirable location.

GROUND FLOOR

Living Room: 21'08" x 13'05" (into alcove) - 6.60m x 4.09m

Kitchen: 13'07" x 17'09" - 4.15m x 5.41m

Dining Room: 11'08" x 9'09" - 3.56m x 2.97m

Sunroom: 18'08" x 11'03" - 5.69m x 3.43m

Bedroom: 12'10" x 11'06" - 3.91m x 3.51m

Bedroom: 12'05" x 13'09" - 3.78m x 4.19m

Bedroom: 10'02" x 7'11" - 3.10m x 2.41m

Study/Bedroom: 9'09" x 11'01" - 2.97m x 3.38m

Bathroom: 8'09" x 5'07" - 2.67m x 1.70m

FIRST FLOOR

Bedroom: 15'10" x 21'03" (max) - 4.83m x 6.48m

Bedroom: 15'10" x 11'08" - 4.83m x 3.56m

Shower Room: 8'03" x 7'02" - 2.52m x 2.18m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL & LOG BURNER

Broadband: CABLE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: TBC

P00007302.SD.SD.27/2/25.V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

