



Eachwick Moor House | Eachwick | NE18

**£695,000 Offers Over**

Offered for sale is this detached, stone-built farmhouse located close to scenic green spaces, walking and cycling routes, and just a 10-minute drive from Ponteland village. Neutrally decorated throughout, the property is ideal for families seeking both space and future development potential.

ROOK  
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## STONE BUILT FARM HOUSE

## DETACHED

### FOUR RECEPTION ROOMS

### DINING KITCHEN

### FOUR BEDROOMS

### TWO BATHROOMS

### DOUBLE GARAGE

### DEVELOPMENT POTENTIAL

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

The accommodation features four bedrooms, including a primary bedroom with en-suite and built-in wardrobes, as well as three additional generously sized double bedrooms. There are two well-appointed bathrooms, the main bathroom boasting a feature bathtub, dual aspect windows, and a spacious layout, while the en-suite serves the primary bedroom.

The house provides ample reception space with four distinct reception rooms. The formal living room benefits from an open fire and lovely garden views, creating a cosy atmosphere. The formal dining room features an exposed stone chimney breast with a log burner and direct access to a study room. A further reception room, designed as a TV snug, offers large windows and garden views. The conservatory-style space provides access to the garden, perfect for enjoying the wrap-around gardens surrounding the home.

The kitchen has been fitted with granite countertops, a central island, generous natural light, a generous dining space, and a separate utility room. There is also access to the conservatory, offering additional space for entertaining or family gatherings.

Externally, the property is complemented by extensive wrap-around gardens and a double garage, creating both kerb appeal and practical storage solutions. The property is in Council Tax Band F and carries an EPC rating of F. There is also a pick up and drop off school mini bus for local children

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## GROUND FLOOR

Reception Room One: 14'02" X 19'02" (max) - 4.32m x 5.84m

Reception Room Two: 16'04" x 14'11" - 4.98m x 4.55m

Reception Room Three: 10'11" x 14'09" - 3.33m x 4.50m

Conservatory: 15'04" x 12'08" - 4.67m x 3.86m

Kitchen: 12'08" x 21'10" - 3.86m x 6.65m

Utility Room: 4'09" x 17'09" - 1.49m x 5.41m

Home Office: 5'01" x 10'05" - 1.55m x 3.18m

W.C.

## FIRST FLOOR

Bedroom One: 14'10" x 11'08" - 4.52m x 3.56m

En-suite: 6'04" x 7'06" - 1.93m x 2.29m

Bedroom Two: 11'01" x 13'04" - 3.38m x 4.06m

Bedroom Three: 9'06" x 15'02" - 2.90m x 4.62m

Bedroom Four: 10'08" x 10'11" - 3.25m x 3.33m

Bathroom: 15'02" x 13'05" (max) - 4.62m x 4.06m

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Oil

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double Garage/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.

## RESTRICTIONS AND RIGHTS

Conservation Area? YES

Restrictions on property? YES – Contact branch for more info

## 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: F

P00007465.SD.SD.3/10/25.V.1



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	38   F	
1-20	G		

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