



# Eachwick Moor House

EACHWICK, NE18 0BD

**RMS** | Rook  
Matthews  
Sayer  
INCORPORATING  
*Fine* LIVING



## *Immaculate detached property*

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.

4 BEDROOMS  
2 BATHROOMS  
4 RECEPTION ROOMS

OFFERS IN EXCESS OF  
**£695,000**





## *Cosy, spacious living room*

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.



# *Naturally lit kitchen*

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.





## *Spacious, light-filled bedrooms*

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.

## *Stunning garden*

Externally, the property is complemented by extensive wrap-around gardens and a double garage, creating both kerb appeal and practical storage solutions.



# Property Description

## 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

# *Floor Plans*





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



The Property  
Ombudsman

For more information please contact our branch today via:  
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