

Great Fettle

2 NORTH CAROL WOOD | MEDBURN | NEWCASTLE UPON TYNE



FINEST
PROPERTIES



An expansive high specification property with classic elegance in a hugely desirable family friendly location

Ponteland Village Centre 4.4 miles | Newcastle International Airport 5.1 miles | Metrocentre 8.7 miles
Newcastle City Centre 9.4 miles | Corbridge 13.0 miles | Morpeth 14.5 miles





Accommodation in Brief

Entrance Hall | Sitting Room | Family Room | Open Plan Kitchen/Dining Room/Garden Room

Utility Room | Pantry | Cloakroom | WC

Principal Bedroom Suite Dressing Room, Walk-in Wardrobe & Shower Room

Two First Floor Bedrooms with Jack & Jill Shower Room

Fourth Bedroom | Family Bathroom | Two Second Floor Bedrooms | Storage

Detached Double Garage | Expansive Parking

Large Gardens | Large Patio





The Property

Aptly named after the local dialect for being in a great mood, Great Fettle is an absolutely stunning modern stone-built property finished to an immaculate standard and nestled in an increasingly sought-after location. Expansive open plan living spaces combine with flexible bedroom accommodation that is perfect for contemporary requirements. The property forms part of an exclusive boutique development of beautiful homes tucked away in Medburn, a peaceful rural village with excellent access to all local and regional centres, notably being less than 15 minutes travel into both Newcastle City Centre and the Metrocentre.

The impressive stone portico entrance with double doors opens to the hall with access to the principal accommodation and staircase to the galleried first floor landing. The sitting room features a gorgeous large bay window. The décor is stylish and contemporary, using clean lines and modern colour palettes with understated prestige along with an eye-catching tray ceiling with subtle illumination. There is further ambient reception space in the elegant drawing room with feature ceiling aggrandisements. The heart of the home is the spectacular open plan kitchen, dining room and garden room which represents the perfect entertaining space for family and guests. A superb range of bespoke cabinetry provide an abundance of storage and work space, whilst also housing high quality integrated appliances. A designer central island flows into a sleek dining table, and beyond this is a vast comfortable sitting area. The whole space is bathed in natural light from the full-height glazing that wraps around the garden room area.

French doors sweep open to the patio for indoor/outdoor living on warm summer evenings. The kitchen is served by a utility room with yet more storage, with all units in identical style and high specification as in the kitchen. There is space for white goods and a wonderful adjoining walk-in pantry. A cloakroom and a separate WC off the main hall complete the ground floor accommodation.

There are a remarkable six ample sized bedrooms in total arranged across the first and second floors. Four bedrooms radiate out from the splendid galleried first floor landing. The principal bedroom suite incorporates a dressing room, separate walk-in wardrobe and a fantastic shower room with stunning tiling. Two further bedrooms share an equally well-appointed Jack & Jill shower room. The first floor is home to a fourth bedroom and a fabulous boutique-hotel style bathroom with ambient feature up-lighting and contemporary fittings comprising freestanding bath, separate walk-in rainfall shower, wash hand basin and WC.

Stairs continue to the second floor landing with double doors to an oversized storage room. Two large full house-width bedrooms sit to either end of the landing, each filled with light from extensive glazing. These huge rooms offer great versatility, with the option to configure either room to suit individual preferences including as a home office, play room, hobby room or a host of other possibilities, depending on individual requirements.















Externally

Great Fettle is approached onto a sweeping block paved driveway with ample space for parking and turning. The driveway leads to the detached double garage which has been thoughtfully designed and constructed to blend with the appearance of the house. The property sits within generous gardens that are mainly laid to lawn for ease of maintenance. There are borders and planting beds with a variety of species, along with fencing to the boundaries. The lovely patio stretches away from the garden room providing al fresco dining and entertaining space.

Local Information

North Carol Wood is situated in the picturesque village of Medburn which is in itself set in a beautiful rural location yet close to amenities. The nearby popular, historic village of Ponteland offers a good range of day-to-day facilities including newsagents, supermarkets such as Waitrose, public houses and wine bars, cafés, critically-acclaimed restaurants and bistros, boutiques and other local businesses together with a wide range of sports clubs and a leisure centre.

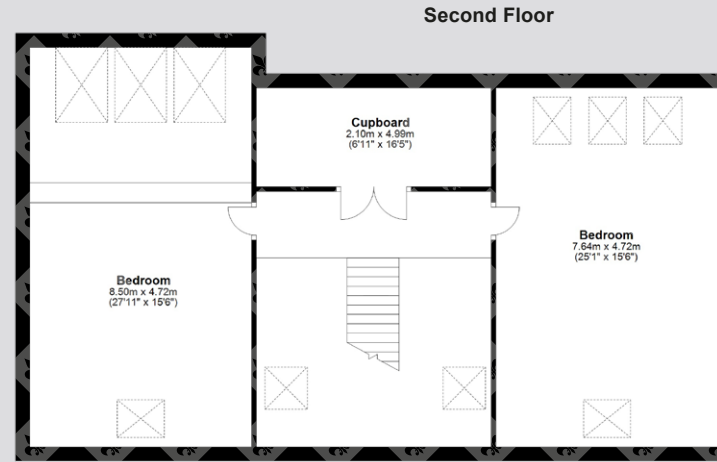
For schooling, Ponteland offers an excellent choice of recently constructed modern first, middle and senior schools. In addition, there are a number of private schools in Newcastle at close hand. There is a full range of professional services and hospitals as well as cultural, recreational and shopping facilities in Newcastle city centre.

For the commuter, Ponteland is conveniently located for access to Newcastle and beyond, with the A696 running through the village, and the A1 and A69 close by. Newcastle Central station offers main line services to major UK cities north and south and Newcastle International Airport is also within easy reach.



Floor Plans

Total area: approx. 515.0 sq. metres (5543.2 sq. feet)



Directions

From the centre of Ponteland take Callerton Lane (B6323) heading south west. At the roundabout take the second exit onto Middle Drive. Follow Middle Drive for 1.4 miles then at the T-junction turn left onto Western Way. After 0.8 miles turn right at the T-junction onto Stamfordham Road then after 0.3 miles turn right again signposted Medburn. Continue for 0.8 miles then turn right onto The Avenue. Follow The Avenue for 0.3 miles then turn left into North Carol Wood. Great Fettle is the first property on the right-hand side.

Google Maps

what3words



///awakening.silver.physics

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. LPG-fuelled underfloor heating and radiators.

Postcode

Council Tax

EPC

Tenure

NE20 0EQ

Band G

Rating C

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

*Specialists in the marketing
of distinctive property*

IMPORTANT INFORMATION Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.