

# Oriel House

CALLERTON HALL | HIGH CALLERTON | NEAR PONTELAND | NEWCASTLE UPON TYNE



**FINEST**  
PROPERTIES



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A characterful three bedroom property in a highly desirable and convenient hamlet with excellent access to amenities

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Ponteland Village 1.6 miles | Newcastle International Airport 2.4 miles  
Newcastle City Centre 8.3 miles | Morpeth 11.8 miles | Hexham 17.2 miles









## Accommodation in Brief

Hall | Utility Room | Open Plan Kitchen/Sitting Room | Dining Room  
Conservatory | Principal Bedroom with En-suite Shower Room  
Guest Bedroom with Jack & Jill Bathroom | Third Bedroom | WC

Gardens | Terrace | Courtyard Parking | Bike Store/Shed











## The Property

Oriel House is a characterful Grade II Listed property nestled in the hamlet of High Callerton on the periphery of Darras Hall and within minutes of all the amenities in the sought-after village of Ponteland. The location offers excellent access to both the surrounding countryside and all the amenities of the village. Originally built in the 18th century and remodelled in 1892, the property was formerly the service wing of Callerton Hall. The traditional appearance takes in rendered stone and Lakeland slate roofs; updates have taken place in the intervening years, and the property has been recently renovated to offer an immaculate spacious three bedroom home with attractive period features and contemporary interior décor.

An impressive entrance hall with wood panelling and a magnificent wood and decorative metal staircase leads through double doors into the spacious kitchen. To the other side of the entrance hall, a large utility room, which doubles as a boot room, houses laundry facilities and storage. With sleek and stylish contemporary units, integrated oven, space for a large American style fridge/freezer and gas hob on the vast island bench with extractor above, the kitchen has been well designed for modern family living. Moving past a bar area into the open plan sitting room with beautiful feature fire place and ornate ceiling, this is the perfect entertaining space. Arched glazed doors open into a grand dining room with equally elaborate carved ceiling, original stone arch and double doors to the front of the property and into the conservatory; a wonderful place to sit and enjoy the sunshine and lush, green garden views.

To the first floor, the elegant triple aspect principal bedroom with decorative fireplace and smart en-suite shower room enjoys lovely garden views. Two further double bedrooms with luxurious décor are served by a tasteful bathroom with bath and separate double shower cubicle. This is also a Jack & Jill bathroom with one of the bedrooms and there is a separate WC off the stairs, offering great flexibility.







## Externally

Oriel House benefits from south-facing gardens with a terrace and lawn. There are two parking spaces in the front courtyard along with a bike store/shed.

## Local Information

High Callerton is located near to Ponteland which is a popular, historic village near Newcastle with medieval St Mary's Church and the village green. Ponteland provides a good range of day-to-day facilities including newsagents, grocery stores, public houses, critically-acclaimed restaurants and bistros, boutiques and other local businesses together with a wide range of sports clubs and a leisure centre. Within walking distance is Darras Hall and there are some excellent shops and restaurants which are within easy reach of High Callerton. For schooling Ponteland offers a choice of first, middle and senior schools; in addition there are a number of private schools in Newcastle. There is a full range of professional services and hospitals as well as cultural, recreational and shopping facilities in Newcastle.

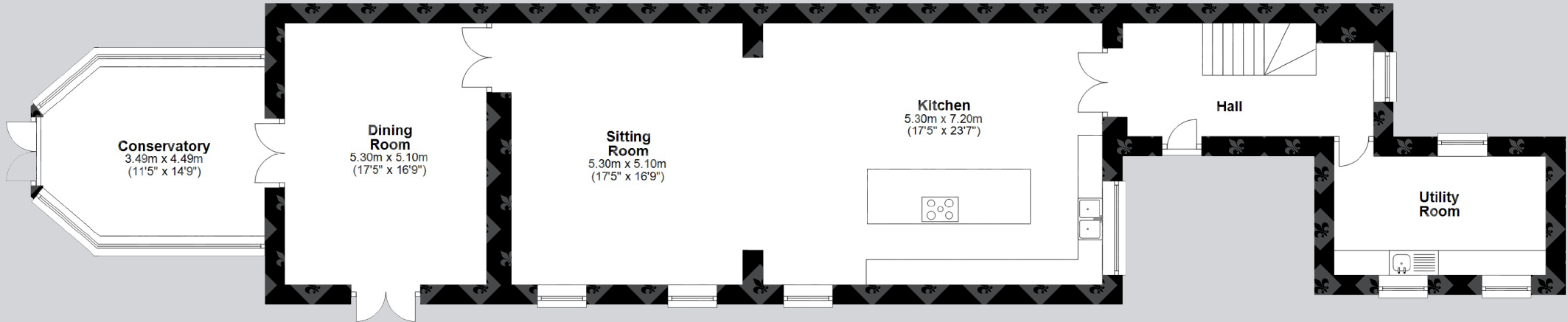
For the commuter High Callerton is conveniently located for access to Newcastle and beyond, with the A1 and A69 close by. Newcastle Central station offers main line services to major UK cities north and south and Newcastle International Airport is close by.



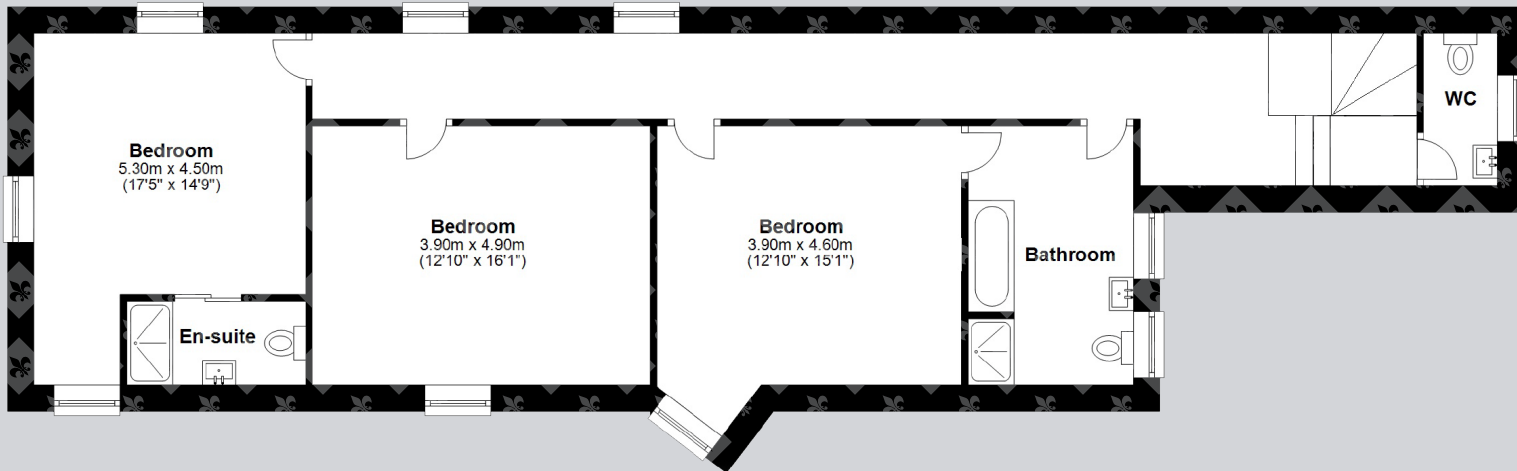


# Floor Plans

Ground Floor



First Floor



Total area: approx. 234.4 sq. metres (2523.2 sq. feet)



## Directions

From the centre of Ponteland, leave on the B6323 Callerton Lane. At the first roundabout take the first exit and stay on Callerton Lane. After 0.8 miles turn left off the main road. Immediately in front of you is the private gated entrance to Callerton Home Farm. Turn right and follow the road round to the left. The entrance to Oriel House is on the right with a name plaque on the gate post and the property is in the top right-hand corner of the courtyard.

Google Maps

what3words



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## 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, gas, water and drainage.

Postcode

Council Tax

EPC

Tenure

NE20 9TT

Band F

Rating D

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: [corbridge@finestgroup.co.uk](mailto:corbridge@finestgroup.co.uk)











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