





Accommodation in Brief

Ground Floor

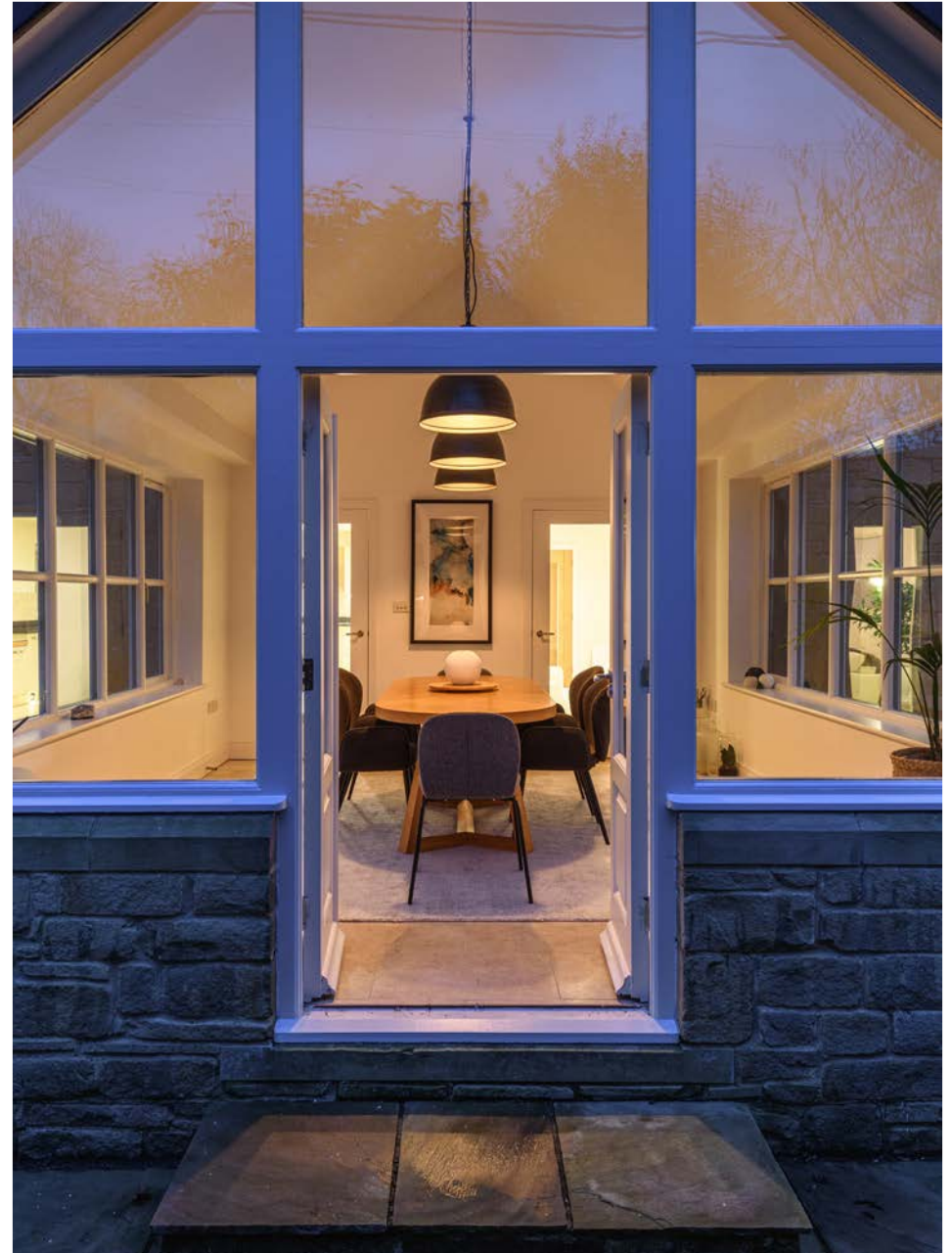
Vestibule | Reception Hall | Sitting Room | Kitchen | Garden Room/Dining Room
Snug | Utility Room | Ground Floor WC | Integral Twin Garage

First Floor

Principal Bedroom Suite with Dressing Room & Shower Room
Second Bedroom with Dressing Room & Shower Room | Three Further Bedrooms
Family Bathroom

Externally

Parking | Gardens | Outdoor Entertaining Area with Hot Tub





The Property

Ancona House is a substantial and beautifully appointed detached property set in a generous plot with outstanding outdoor entertaining opportunities. This stone-built property boasts expansive living spaces that are light, airy and perfectly designed for contemporary lifestyles. The interiors are elegantly styled, featuring sleek lines and a neutral colour palette that complements the high-end finishes throughout.

Sheltered beneath a charming canopy, the front door opens into a vestibule featuring rich parquet oak flooring, which extends seamlessly into the inviting reception hall. Double doors open to the lovely sitting room which is bathed in natural light from its dual-aspect windows. The room showcases a striking stone fireplace, complete with a dual-fuel burner. A glazed door leads into the garden room, where a stunning vaulted ceiling amplifies the sense of space and light. Facing south, this serene retreat provides the perfect setting for dining and entertaining. Double doors open directly to the terrace and gardens, creating an excellent indoor and outdoor living space.

Accessed from both the reception hall and the garden room is the magnificent kitchen. This superbly appointed area features bespoke cabinetry with complementary granite worksurfaces, a central island for casual dining and an impressive range of integrated appliances. There is ample room for a dining table and chairs, or a comfortable seating area with travertine stone flooring and spotlights that subtly enhance the atmosphere.





On the opposite side of the reception hall, a generously sized snug offers an additional reception space, perfect for relaxation or as a study/home office. Adjacent to this, a well-appointed utility room provides additional storage, worktops, an extra sink, and designated spaces for both a washing machine and tumble dryer. The utility room also offers convenient access to the integral twin garage. A useful WC completes the ground floor accommodation.

A sleek, contemporary staircase with polished wooden treads and a clear glass balustrade ascends to the first floor, passing through a half-landing illuminated by a large feature arched window. The principal suite includes a beautiful and expansive bedroom with triple aspect and a soaring vaulted ceiling along with a fabulous walk-in dressing room and a striking en-suite shower room. An equally impressive guest bedroom suite also has an eye-catching vaulted ceiling and benefits from a dressing room and a modern shower room. There are three additional bedrooms, each offering distinct outlooks and versatile potential, easily adaptable for use as extra living spaces or tailored to suit your specific needs. These rooms are serviced by a light-filled, spacious family bathroom, featuring a luxurious freestanding bath and a separate walk-in shower, creating a relaxing and stylish retreat.











Externally

Ancona House occupies a private plot of around 0.3 acres in all. A stone pillared entrance with electric double gates and an entry telephone system opens to the driveway and parking area, leading around to the integral twin garage. The garage has electric up and over doors along with power and lighting. The internal space is large and flexible, with the rear currently configured as a gym area. Access connects to the utility room and the rear gardens.

The front garden is predominantly laid to lawn with border plantings and shrubs. Surrounding the garden room is an Indian sandstone flagged terrace which flows around to the amazing outdoor entertaining area. A hot tub is tucked behind the garden room and a timber gazebo shelters a stylish seating area, complete with a modern wood-burning stove, perfect for staying warm as the evening chill sets in. This whole area is south facing to make the absolute most of the sun from dawn until dusk.

There are further lawns and a stone terrace running across the rear elevation, with a wooden storage shed to one end. External lighting adds practicality and a lovely finishing touch to the gardens.

The property is also equipped with CCTV and an alarm system, ensuring security and peace of mind.



Local Information

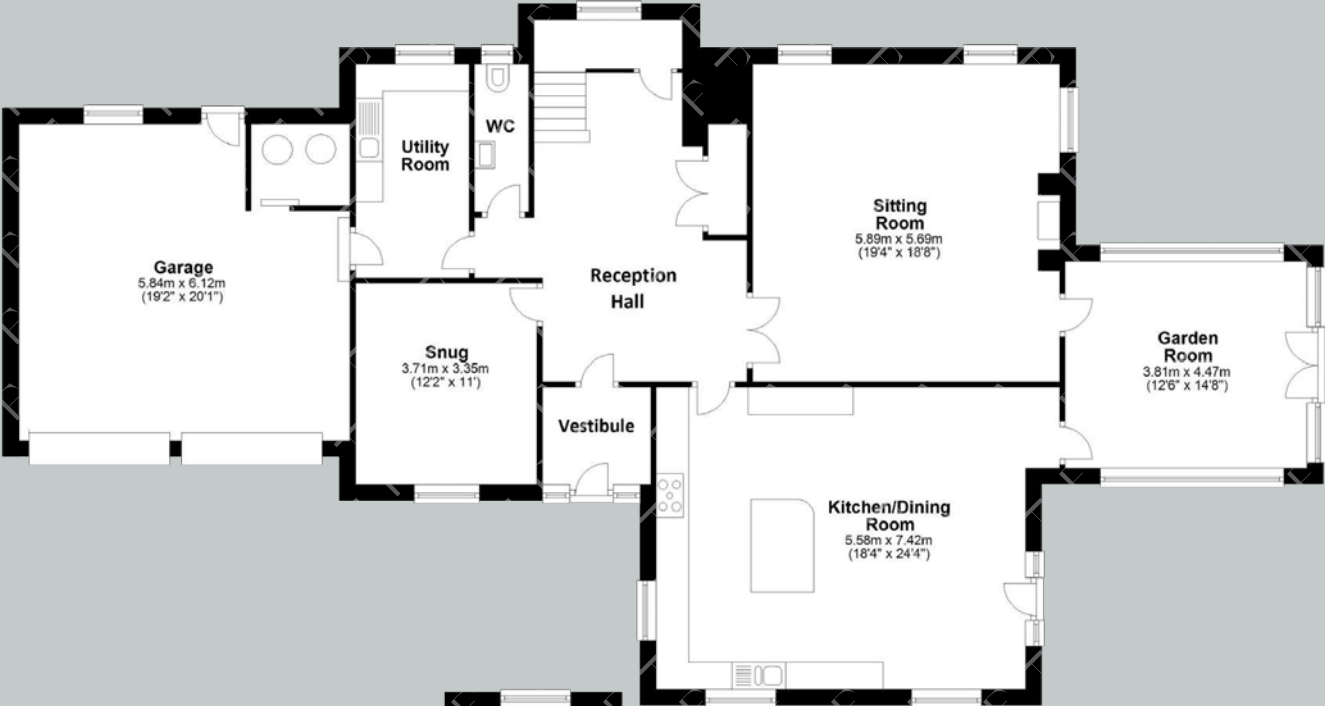
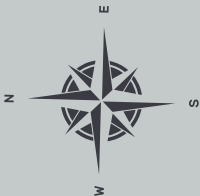
The Avenue is situated in the picturesque village of Medburn which is set in a beautiful rural location yet close to amenities. The nearby popular, historic village of Ponteland offers a good range of day-to-day facilities including newsagents, supermarkets such as Waitrose, public houses and wine bars, 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 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 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. 344.2 sq. metre (3705.1 sq. feet)

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, water and drainage. Air source heat pump.

Underfloor heating throughout. LPG for range and stove.

Postcode

NE20 0JD

Council Tax

Band G

EPC

Rating C

Tenure

Freehold

Viewings Strictly by Appointment

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PROPERTIES

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