

Finest

PROPERTIES

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Hawthorn | Seaham | County Durham

Keeper's Cottage





Accommodation in Brief

Lower Ground Floor

Cinema Room | Study | Laundry Room

Ground Floor

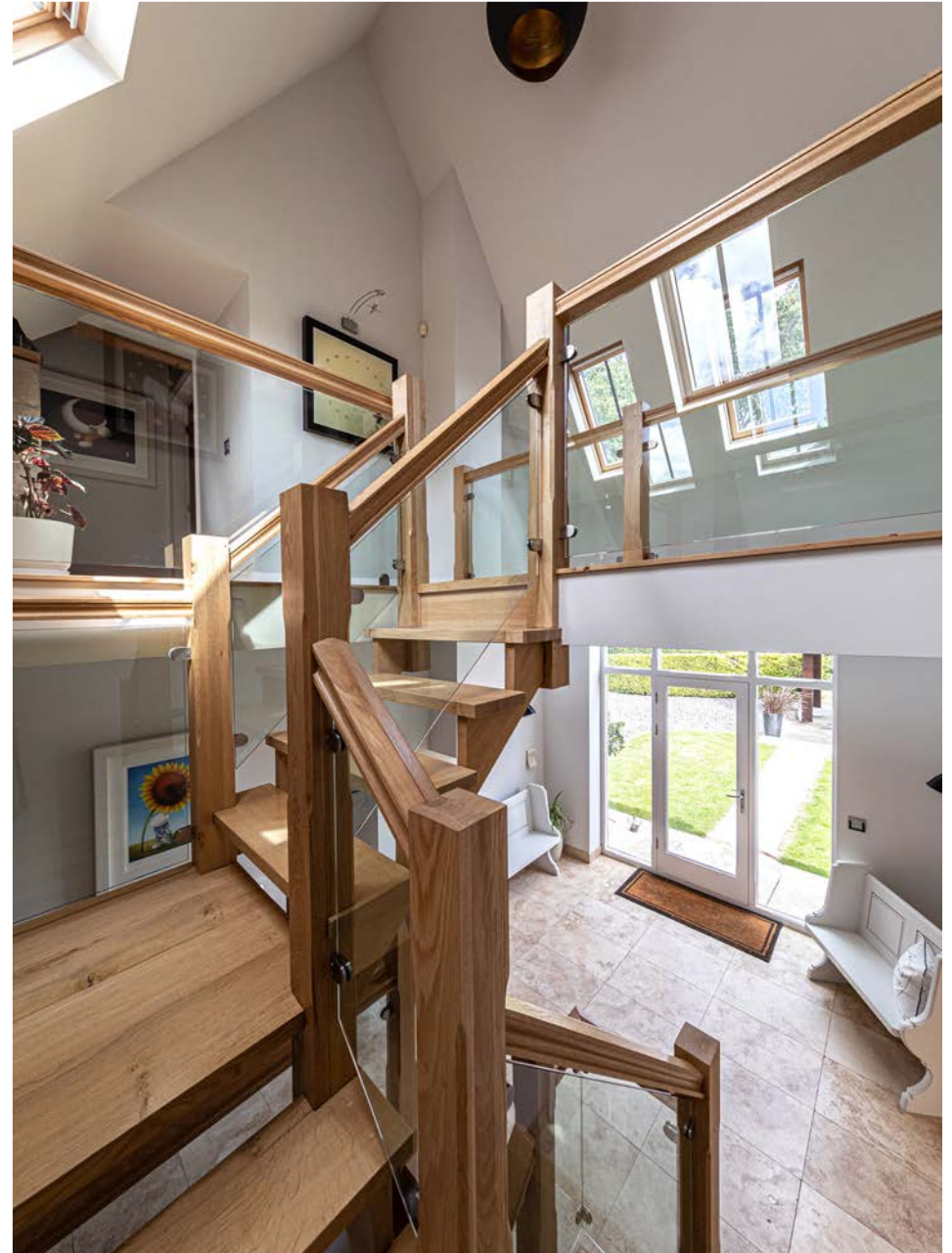
Reception Hall | Sitting Room with Balcony | Dining Room
Kitchen/Breakfast Room | WC

First Floor

Galleried Landing | Principal Bedroom Suite with Shower Room & Walk-in Wardrobe
Two Further Double Bedrooms | Bathroom

Externally

Detached Double Garage | Driveway & Parking | Extensive Formal Gardens
Ornamental Maze | Outdoor Seating Areas | Beck | Pond
Chicken Coop & Enclosure | Woodland | Around 6.76 Acres in All









The Property

Keeper's Cottage is a truly gorgeous, detached property created from a beautiful period cottage and developed to offer a stunning contemporary home with exquisite décor, fixtures and fittings throughout. The property rests within wonderful formal gardens that are elegantly landscaped and maintained to perfection. Beyond the formal gardens is extensive woodland that leads towards the Durham Heritage Coast and offers a haven of peace, privacy and tranquility. The current vendor runs a wonderful lifestyle business from the property, offering artisan ice cream, freshly baked cakes and coffee from a beautifully renovated horse box. The fabulous location plays a key role in the success of the venture, drawing potential customers who often become regulars.

Originally constructed in the 1870s, Keeper's Cottage was built as the gamekeeper's cottage for the Pemberton Estate, owned by the prominent local Pemberton family. Updates took place over the years before the current owners transformed the cottage into the delightful home that stand today. Thoughtful and sympathetic additions combine with luxurious touches and impeccable styling to provide a characterful home that is ideally suited to modern desires. A complete smart home system by Control4 delivers complete touch screen control of music and televisions throughout the house and can also be operated by a mobile phone link.

The accommodation is laid out over three floors, using the gentle natural gradient of the landscape to provide a lower ground floor that flows into the gardens. The principal living space is on the ground floor. The light and airy reception hall sets the tone for Keeper's Cottage, with expansive glazing bringing an abundance of light as the hall soars up to the galleried landing above. A lovely wood and glass staircase climbs to the landing and also leads to the lower ground floor. Oak flooring runs through the expansive sitting room which benefits from a triple aspect and a feature exposed brick wall.



Twin sets of French doors open to the patio whilst bi-fold doors leads out to the balcony with a peaceful outlook on to the gardens. The dining room also has striking oak flooring along with wooden window shutters and offers more formal entertaining space. The modern country kitchen and breakfast room is sure to be a hub for spending time with friends and family. An impressive range of bespoke cabinetry houses discreet integrated appliances, a Belfast sink and there is space for an American-style fridge freezer. To one side is an eye-catching brick-built inglenook with range cooker, and there is plenty of space for a table and chairs for casual dining. French doors open to the gardens allowing for easy al fresco dining. Underfloor heating brings welcome comfort to the kitchen and is also present in a useful ground floor WC and the original porch at the front elevation. The porch has a storage cupboard for coats and boots, ideal when returning from a day exploring the surroundings.

The first floor landing overlooks the reception hall from beneath the high vaulted ceiling. There are three gorgeous bedrooms accessed from here, all finished to an exacting standard. The principal bedroom has acacia wood flooring and a sensational glazed end wall that reaches up to the peak of the property. This incorporates bi-fold doors that open to a Juliet balcony. The suite also incorporates a fully tiled shower room with underfloor heating. Opposite the shower room is a large walk-in wardrobe. The two remaining double bedrooms each have lovely exposed beams that highlight the high ceilings. These bedrooms are served by a bathroom with a boutique finish. The contemporary suite comprises freestanding bath, walk-in rainfall shower, wash hand basin set in a vanity unit and WC. Stunning tiling blends with a white stone wall to breath-taking effect, and subtle floor lighting adds a unique touch, all warmed by underfloor heating.

The lower ground floor is home to the incredible cinema room which has been designed for the ultimate home cinema experience, complete with a cinema screen and projector, comprehensive surround sound and luxurious seating. Also on the lower ground floor is the study with bi-fold doors to the patio and gardens. This is an inspiring place to work whilst keeping home life and professional completely separate. There is also a laundry room providing great practicality.









Externally

Keeper's Cottage is nestled in magnificent gardens and grounds and offers a remarkable rural escape that is also perfect for commuting and onward travel near or far. The formal landscaped gardens are simply beautiful, designed and maintained to create outdoor spaces for relaxation and play. There are vibrant and colourful plantings, perfectly clipped hedging and a rose garden sheltered by mature trees. Manicured lawns sweep around the north and west elevations and encompass the intriguing ornamental maze.

There are flagged patios and various carefully positioned seating areas throughout the gardens that capture the sun at all times of the day. The children's garden is tucked away to one end of the gardens, complete with an area of raised decking. A mix of fruit trees dot the gardens including cherry, plum, pear and apple, along with a productive grapevine that climbs the pergola on the patio.

The formal gardens merge into a haven of woodland that stretches east from the property with a small beck bubbling through. There is a substantial chicken coop and enclosure affectionately named Chicken Cottage. A wildlife pond marks the beginning of a path which leads all the way through the dene and on to the Durham Heritage Coast.

Keeper's Cottage is approached via a block paved driveway and onwards to a gravelled parking area. The detached double garage is of brick construction with slate roof, and has been designed to complement the house whilst providing great convenience.





Agents Note

There is significant potential to further expand the living accommodation, making it an ideal opportunity for those seeking multi-generational living arrangements or looking to generate additional income.

Planning permission has already been granted for two exciting development opportunities:

Erection of a Treehouse Cabin: Approval has been granted for the construction of a short-term holiday let cabin within the lower garden (Durham County Council planning ref: DM/21/01401/FPA)

Replacement of Existing Annexe: Permission has also been granted to demolish the current annexe structure and construct a new one in its place (Durham County Council planning ref: DM/23/02846/FPA).

Please refer to the proposed development plans.

Both developments would benefit from independent access and dedicated parking, offering flexibility and privacy for future occupants or guests.



Local Information

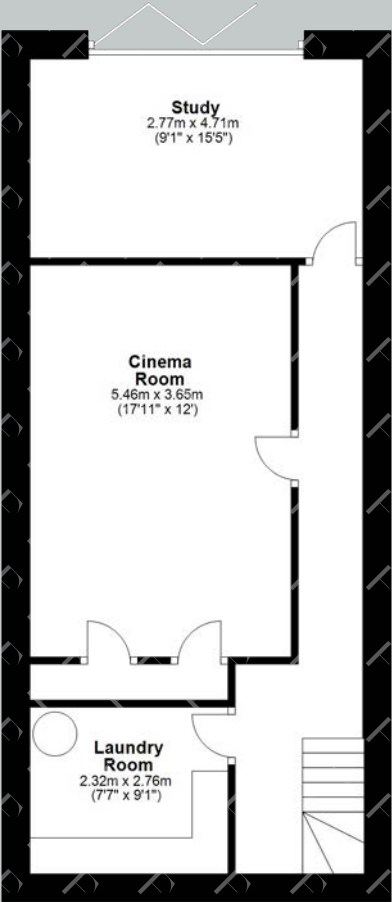
The nearby historic village of Ponteland offers a good range of day-to-day facilities including newsagents, grocery stores, public houses, critically-acclaimed restaurants and bistros, boutiques and other local businesses together with a wide range of sports clubs and leisure centre. For schooling Ponteland offers a choice of excellent 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.

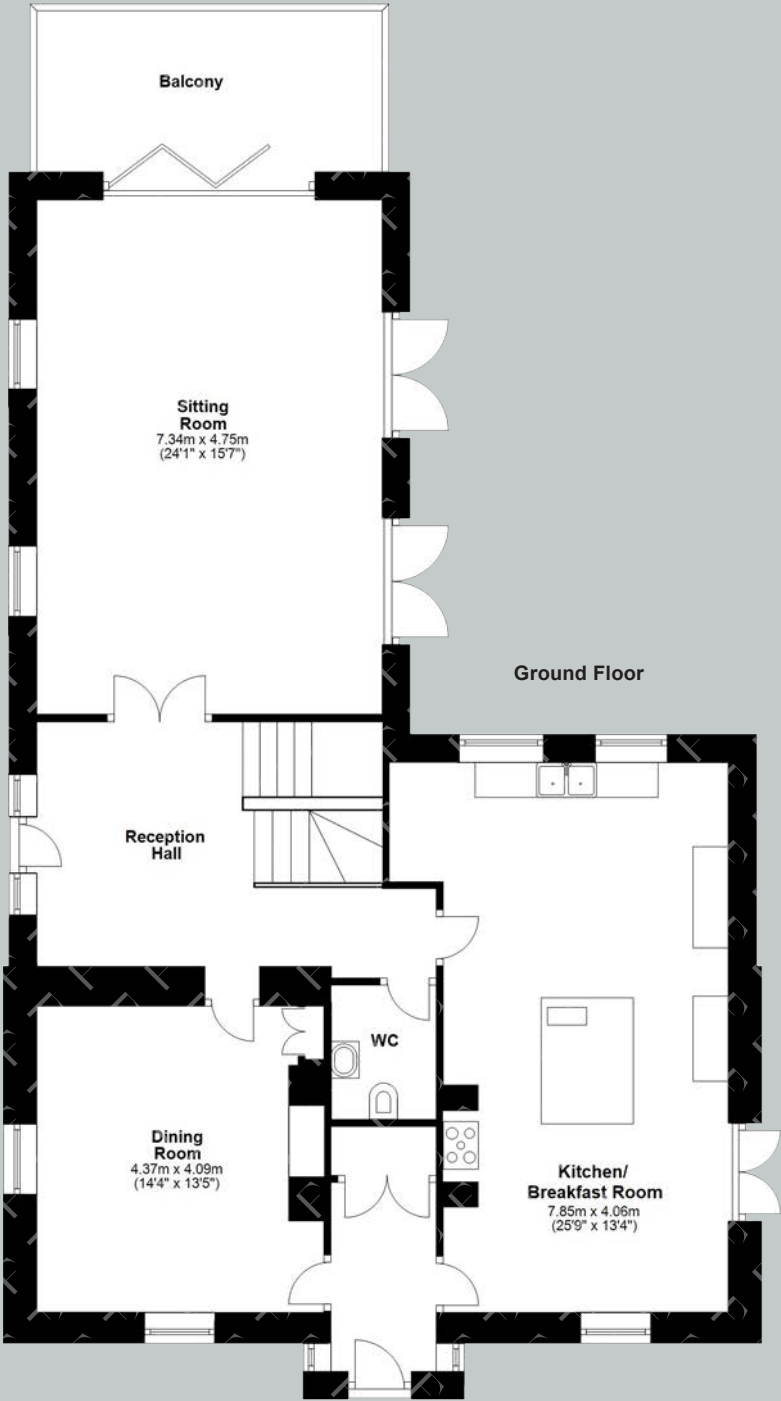




Floor Plans



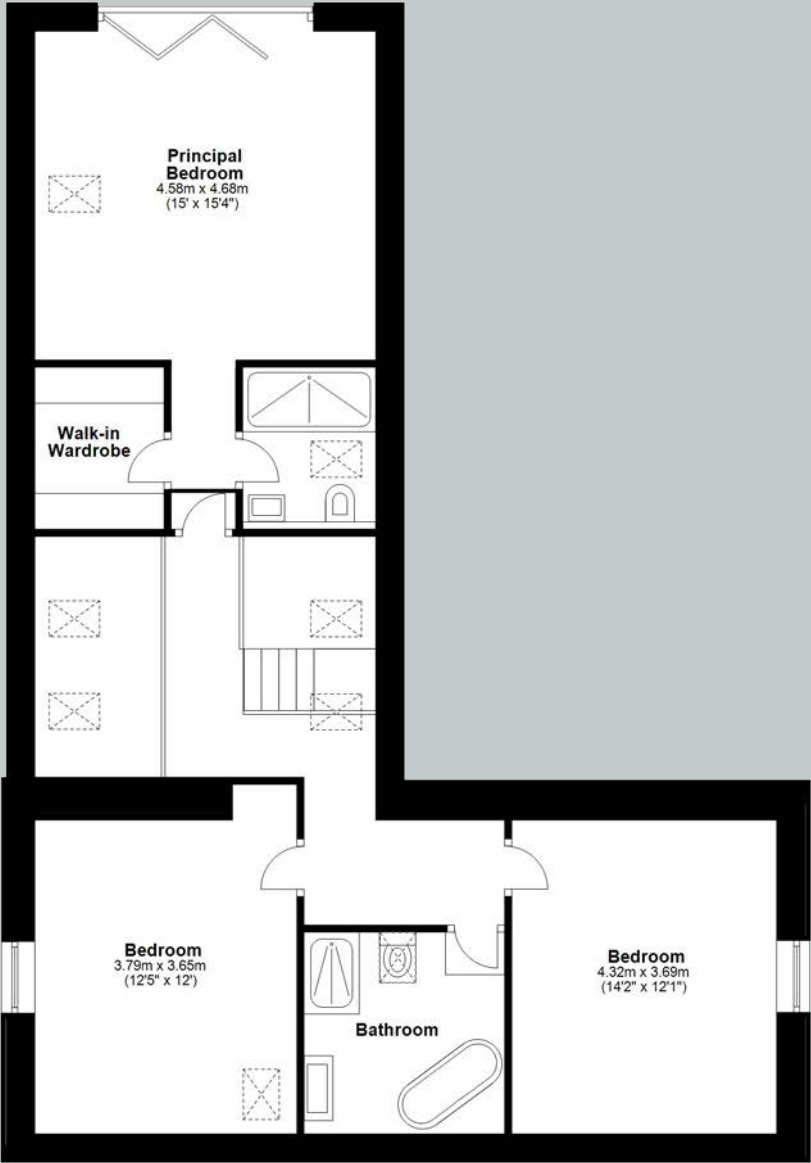
Lower Ground Floor



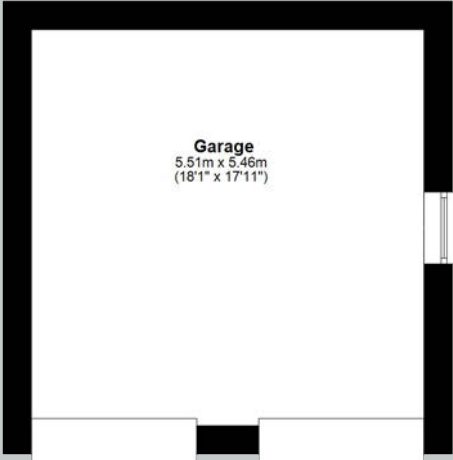
Ground Floor

Total area: approx. 295.4 sq. metre (3179.6 sq. feet)

Floor Plans



First Floor



Ground Floor

Total area: approx. 295.4 sq. metre (3179.6 sq. feet)

Google Maps

what3words



///sprouting.usages.aquatic

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-fired central heating.

Postcode

SR7 8SH

Council Tax

Band E

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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