

# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST







📍 Moorcroft, Main Road, Newcastle Upon Tyne NE13 8BL



# Moorcroft, Main Road, Newcastle Upon Tyne NE13 8BL

## Offers Over £1,650,000

Signature North East are delighted to present to you this stunning 5-bedroom detached house nestled in Woollington, a prestigious village close to Newcastle Airport, city centre and A1 motorway. This magnificent property offers a perfect blend of 1930s grandeur, contemporary design and modern functionality.

Prepare to have your breath taken away as the gate opens and takes you up a long sweeping driveway. You will be greeted by meticulously landscaped grounds, towering mature trees and sunny seating areas. The property is extremely private with gated intercom entry and is set back off the main village road. The driveway can accommodate up to 5 cars and includes a double garage.

Entrance to the house is through an oversized front door which takes you into a hallway with ornately decorated staircase. From here you have easy access to the living room, playroom and study making it the gateway of this inviting home. Beginning with a warm and richly decorated study, which offers a peaceful space, perfect for working from the comfort of your own home. The adjacent bright and airy playroom is a versatile space that can keep the children entertained or serve as an additional reception room, catering to all your family's needs. Prepare to be captivated by the magnificence of the living room, split over two levels to maximise both the stunning views and historical fireplace, creating the perfect areas for leisurely family time.

The spacious kitchen provides ample storage with bespoke hand painted units, a centrepiece AGA, integrated wine fridge and informal dining table. The ceiling-to-floor window offers breathtaking views. You'll also love the additional cosy snug area by the imposing brickwork fireplace fitted with a log burner.

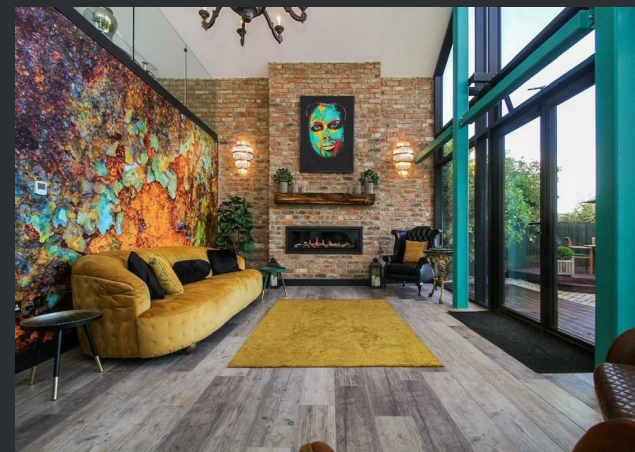
Just through the kitchen you'll find the breathtaking family lounge, a true wonder of this home. Adorned with sophisticated décor, its enormous double height window floods the room with glorious natural light and enhances the impressive views beyond. The modern integrated glass fireplace adds an extra touch of elegance and warmth. Plus, there's a convenient W.C. just outside the room.

Opposite the family lounge, a sleek formal dining room awaits you with modern décor and state of the art lighting system, creating an inviting space for entertaining. The dining room provides access to the utility room that offers practical space for your appliances and household essentials. Moving through the utility room you will find a bright and airy gym with professional rubber flooring and top of the range fitness equipment.

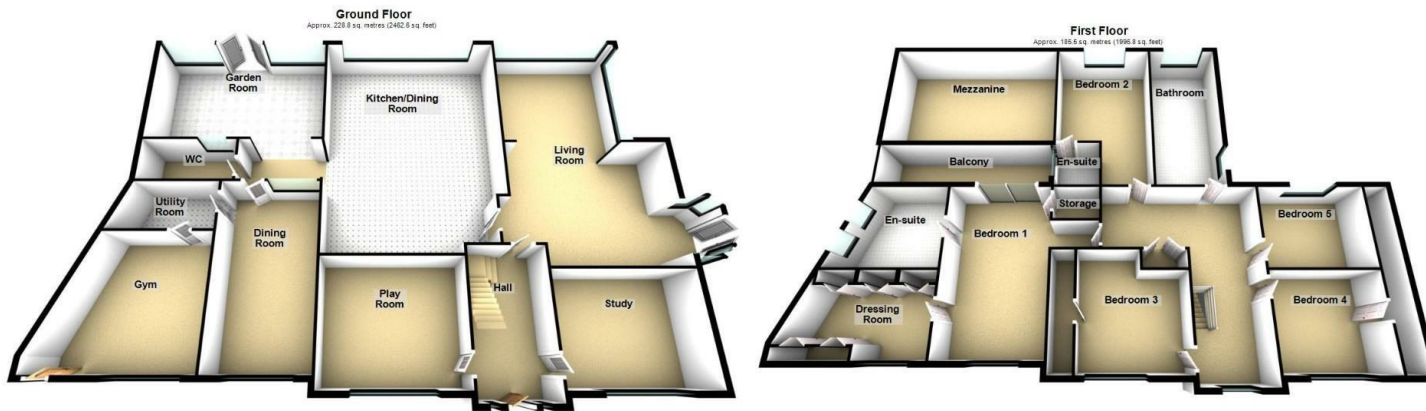
The first-floor master bedroom exudes French luxury, offering ample room for an Emperor-size bed and additional desired furnishings. Its dressing room provides extensive storage with built-in wardrobes, and the en suite is a sanctuary featuring a copper bath, shower, sink, and W.C. A mezzanine viewing area which leads from this bedroom provides stunning views of open farmland and the family lounge below, making it a peaceful and perfect place to relax.

Bedroom two can accommodate a super-kingsize bed, boasts stunning views and has the capacity to hold furniture such as wardrobes, drawers, and seating. Additionally, it benefits from its own en suite, featuring a shower, sink, and W.C. Bedroom three and four are filled with natural light and warmth and are currently

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Total area: approx. 414.3 sq. metres (4459.5 sq. feet)  
 Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
 Plans produced using PlanIt.

## Measurements:

- Hall  
15'5" x 8'2"
- Study  
11'9" x 15'0"
- Playroom  
13'2" x 15'1"
- Dining Room  
20'4" x 10'9"
- Gym  
14'6" x 17'1"
- Utility Room  
9'5" x 5'6"
- WC  
4'11" x 10'9"
- Garden Room  
13'0" x 20'9"
- Kitchen/Dining Room  
26'10" x 20'4"
- Living room  
13'5" x 14'9" x 14'6" x 18'8"
- Bedroom 1  
19'9" x 11'9"
- En suite  
9'7" x 10'10"
- Dressing Room  
16'2" x 12'11"
- Bedroom 2  
19'3" x 11'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	68	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



**SALES**

**LETTINGS**

**FINANCE**

**LAW**

**WE COVER THE WHOLE OF THE NORTH EAST**

Whitley Bay  
0191 251 3344

Cramlington  
01670 897 213

Tynemouth  
0191 296 6689

Morpeth  
01670 513 966

Ponteland  
01661 820 082

Wallsend  
0191 432 4151

Alnwick  
01665 511 800

Heaton  
0191 432 4275

Forest Hall  
0191 266 9966

Other locations  
0191 640 3523

Newcastle  
0191 640 2284

Durham  
0191 303 8252

Gosforth  
0191 640 3523

Sunderland  
0191 543 6390

Whickham  
0191 432 5102

Gateshead  
0191 432 4294

Jesmond  
0191 281 1037

Killingworth  
0191 640 3602

Ryton  
0191 413 9845

Head Office &  
Lettings  
0191 253 4815

\*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News