



East Farmhouse

Ovington





East Farmhouse, Ovington, Prudhoe, NE42 6DH

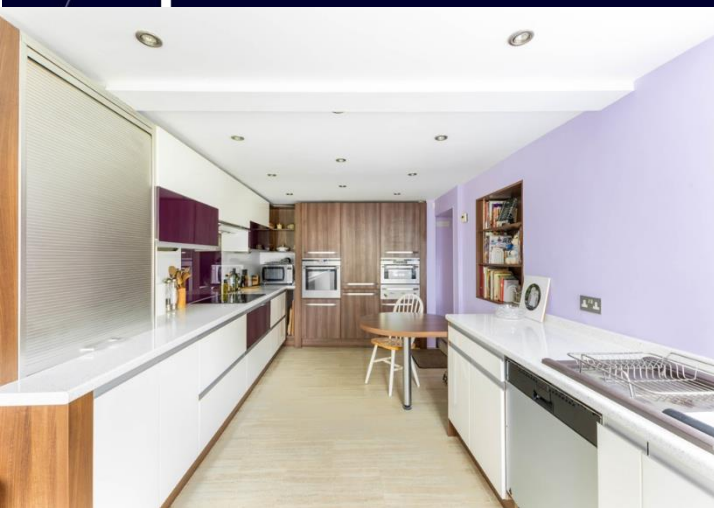
This substantial stone-built detached farmhouse has been a much loved family home for over 35 years and presents a rare opportunity to acquire an elegant period residence occupying mature gardens extending to approximately 0.2 acres.

Originally configured as two separate dwellings, the neighbouring property was acquired in 1998 and sympathetically reinstated to create one impressive double fronted farmhouse, combining traditional character with flexible family accommodation.

Internally, the property retains a wealth of original features including exposed timber ceiling beams, deep stone inglenook fireplaces and generously proportioned rooms, creating a home of warmth and considerable character. The principal reception rooms provide excellent versatility for both everyday family living and formal entertaining, with multiple reception spaces enjoying attractive aspects across the gardens. Positioned off the sitting room is a dedicated study, creating an ideal space for home working whilst remaining connected to the main living accommodation.

To the rear, the spacious kitchen and dining area forms the heart of the home, offering extensive preparation and storage space together with ample room for family dining and informal gathering.

Ancillary accommodation includes a practical utility room and cloakroom/WC, enhancing the functionality of the ground floor layout.





The first floor provides well balanced bedroom accommodation. The principal bedroom suite benefits from a walk in wardrobe and contemporary ensuite shower room, while the guest bedroom also enjoys ensuite facilities. Two further bedrooms are served by a well appointed family bathroom, creating ideal accommodation for families and visiting guests alike.

Externally, the property is approached via attractive stone boundary walls with steps and pathway leading to the entrance, alongside a gravelled driveway providing ample off street parking. A generous double garage, accessed via Springfield Close, offers additional storage and practicality. The gardens are a particular feature of the property, having been thoughtfully landscaped to create a private and established setting.

Predominantly laid to lawn with mature planting, stone terraces and seating areas, the grounds enjoy a sunny aspect and excellent privacy. In addition to the garage, there is also a useful stable building positioned within the grounds, currently providing excellent additional storage and offering flexibility for a variety of uses.

Services: Mains electric, water and drainage | Oil central heating | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating E

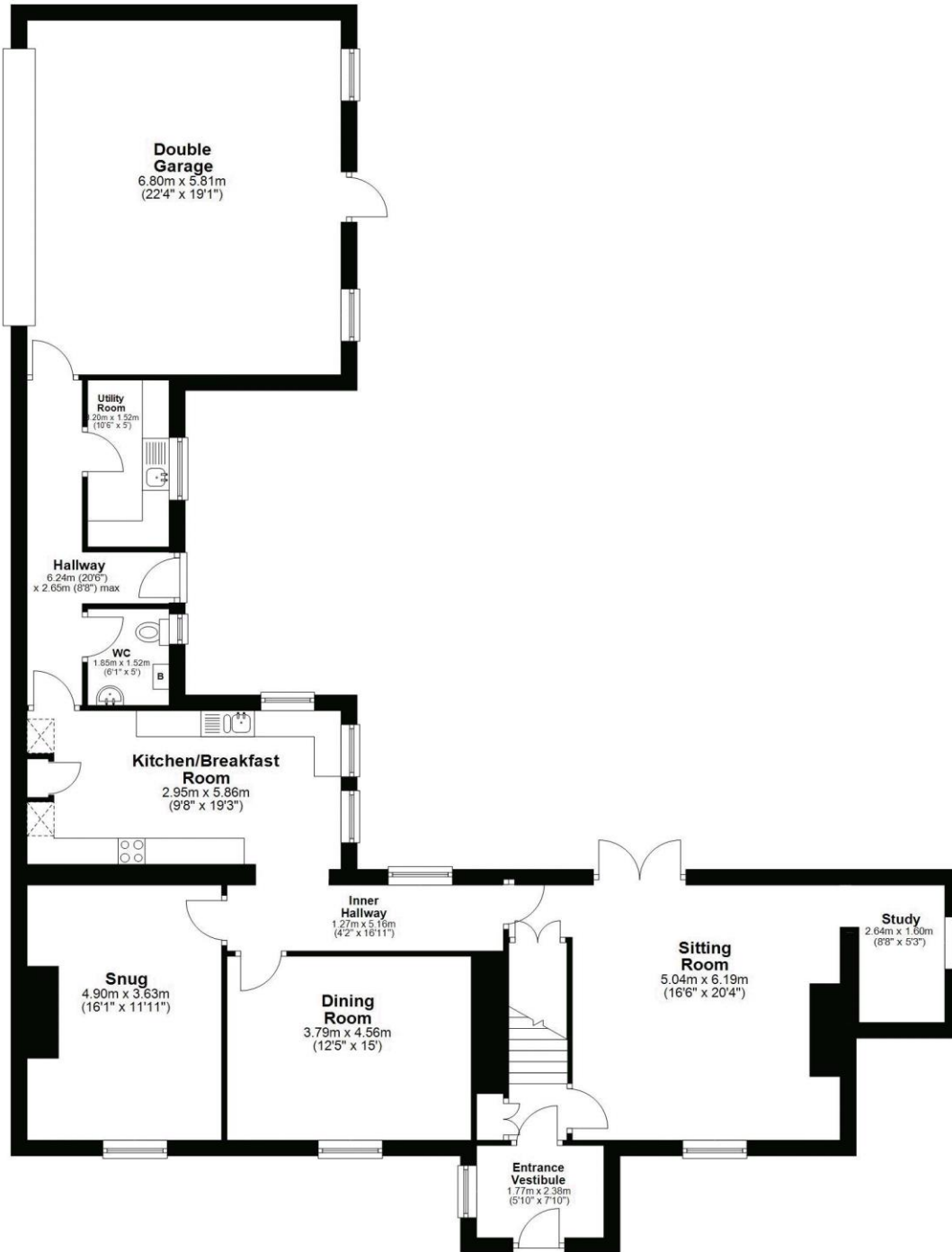
Price Guide: Guide Price £725,000





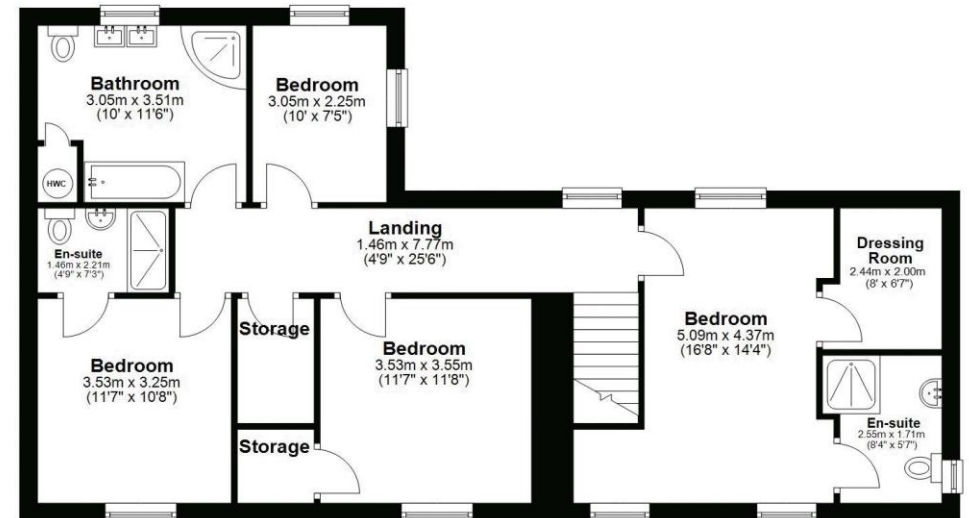
Ground Floor

Approx. 156.8 sq. metres (1688.1 sq. feet)
(excluding unnamed room, unnamed room, unnamed room)



First Floor

Approx. 95.7 sq. metres (1030.3 sq. feet)



Total area: approx. 252.6 sq. metres (2718.4 sq. feet)

East Farmhouse, Ovington, -





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