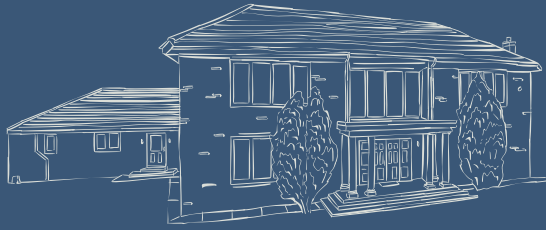


**BRUNTON**  
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# HARRISON HALL

The Avenue, Medburn





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# HARRISON HALL

The Avenue, Medburn

Substantial Modern Detached Family Home Boasting Close to 5,000 Sq ft of Internal Living Space with Two Excellent Reception Rooms, a Superb 50ft Open Plan Kitchen, Dining & Family Space, Leisure Suite with Gymnasium, Four Double Bedroom Suites, Extensive Lawned Rear Gardens, Large Multi-Car Driveway with Detached Triple Garage & Separate One Bedroom Annex.

This excellent, modern and imposing family home is perfectly positioned on The Avenue, Medburn. The property itself is set behind secure electronic entrance gates and provides a superb sense of privacy.

# HARRISON HALL

The Avenue, Medburn

Medburn is placed just a short drive from the popular village of Ponteland, with its excellent array of everyday amenities, including independent shops, cafés, restaurants and public houses, alongside well regarded local schooling, golf club and further recreational facilities. For more comprehensive amenities, Newcastle City Centre lies approximately eight miles to the south, providing a superb choice of retail, dining, cultural and professional services.







The property also benefits from excellent transport links, with Newcastle International Airport also located just a short drive away and the A696 providing swift access to the wider road network.



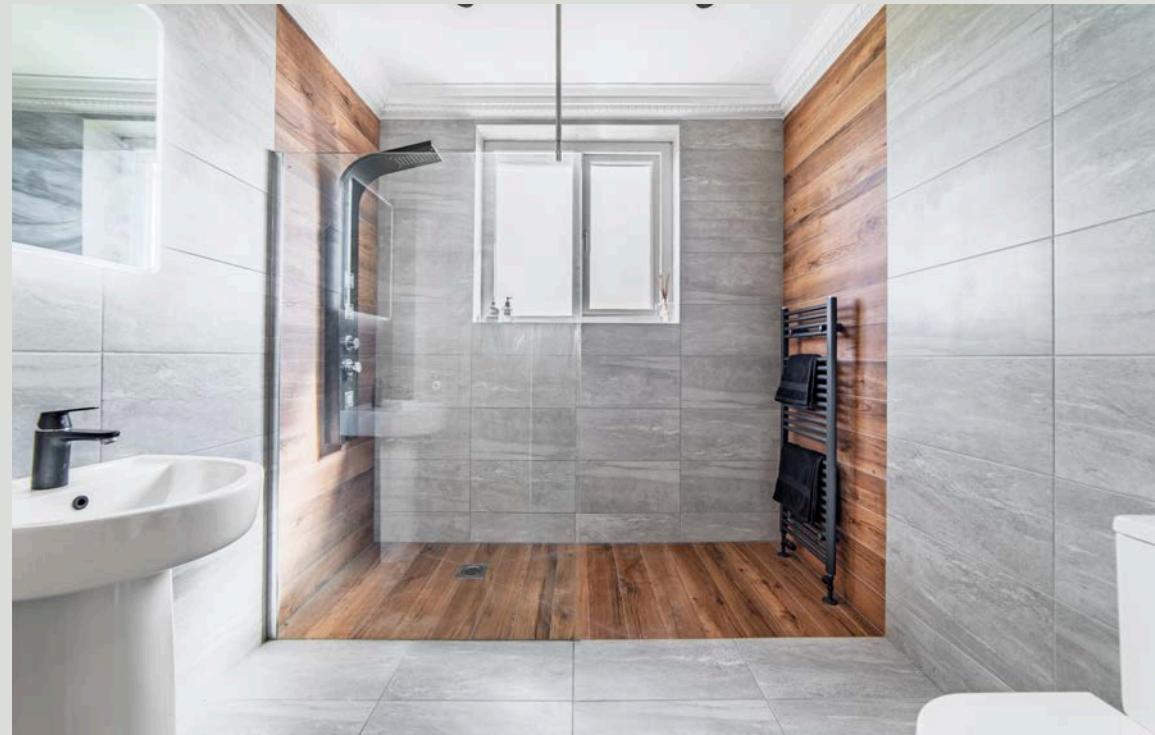
Set behind secure electronic wrought iron gates and approached via a sweeping gravelled driveway with turning circle, Harrison Hall offers an exceptional standard of living across generous accommodation, complemented by extensive south facing gardens, a detached three car garage with self contained guest suite above, and a private leisure wing incorporating a swimming pool, gymnasium and sauna.

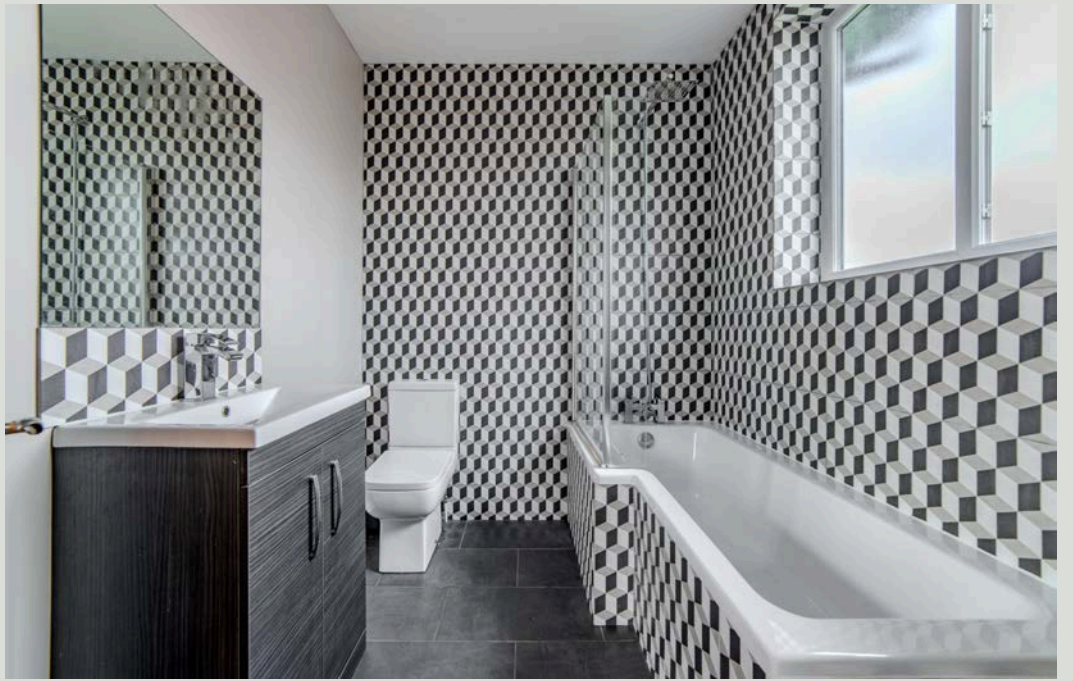


A stone pillared portico leads into the central entrance hall, where a guest WC and turned staircase set the tone for the accommodation beyond. To the left, a versatile family or games room enjoys dual aspect windows and tasteful wall panelling, while to the right, an elegant sitting room is finished with wooden flooring, a feature fireplace with wood burning stove, and double doors opening through into the heart of the home.



The rear of the property is given over to a truly impressive open plan kitchen, dining and family space, forming the social hub of the house. Fitted to an exacting standard, the kitchen showcases a range of contemporary units, integrated appliances and a substantial central island with breakfast bar. The space flows seamlessly into the dining and family areas, both framed by sliding doors opening onto the rear terrace and gardens beyond. The family area is subtly sunken to create a defined, intimate setting, warmed by a second wood burning stove and filled with natural light from dual aspect windows.







Beyond the kitchen, a rear lobby provides external access to the driveway alongside a fitted boot room and a well appointed utility room with a further ground floor WC. A particular highlight of the ground floor is the leisure suite, comprising a raised swimming pool with direct access to the rear garden, a home gymnasium and a sauna, offering a genuinely rare and enviable lifestyle provision.

To the first floor, a spacious landing opens onto four well proportioned double bedrooms, each benefitting from a walk in wardrobe and en suite facility. The principal suite occupies a prime rear aspect and is served by a generous dressing area with bespoke fitted cabinetry, leading through to an indulgent five piece bathroom finished with a statement copper bath. Bedroom two also sits to the rear with its own en suite, while bedrooms three and four are positioned to the front, ideal as children's rooms, each with fitted storage and en suite shower rooms.



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## THE PERFECT OUTDOOR SPACE

Externally, the property continues to impress. The detached three car garage is accompanied by an external staircase rising to a first floor annex comprising a bedroom area, kitchenette and separate shower room, offering a versatile space ideally suited to extended family, guests, home working or independent living.

The gardens are a standout feature in their own right. Generously proportioned and predominantly south facing, they are laid principally to lawn with well stocked borders and a combination of fenced and hedged boundaries providing a genuine sense of privacy. A large paved terrace creates the perfect setting for outdoor entertaining, while a timber built yurt adds a unique and memorable space for gatherings with family and friends.

In summary, Harrison Hall represents a rare opportunity to acquire a home of real distinction, where thoughtful design, quality finishes and an exceptional range of lifestyle amenities combine to create something truly special.



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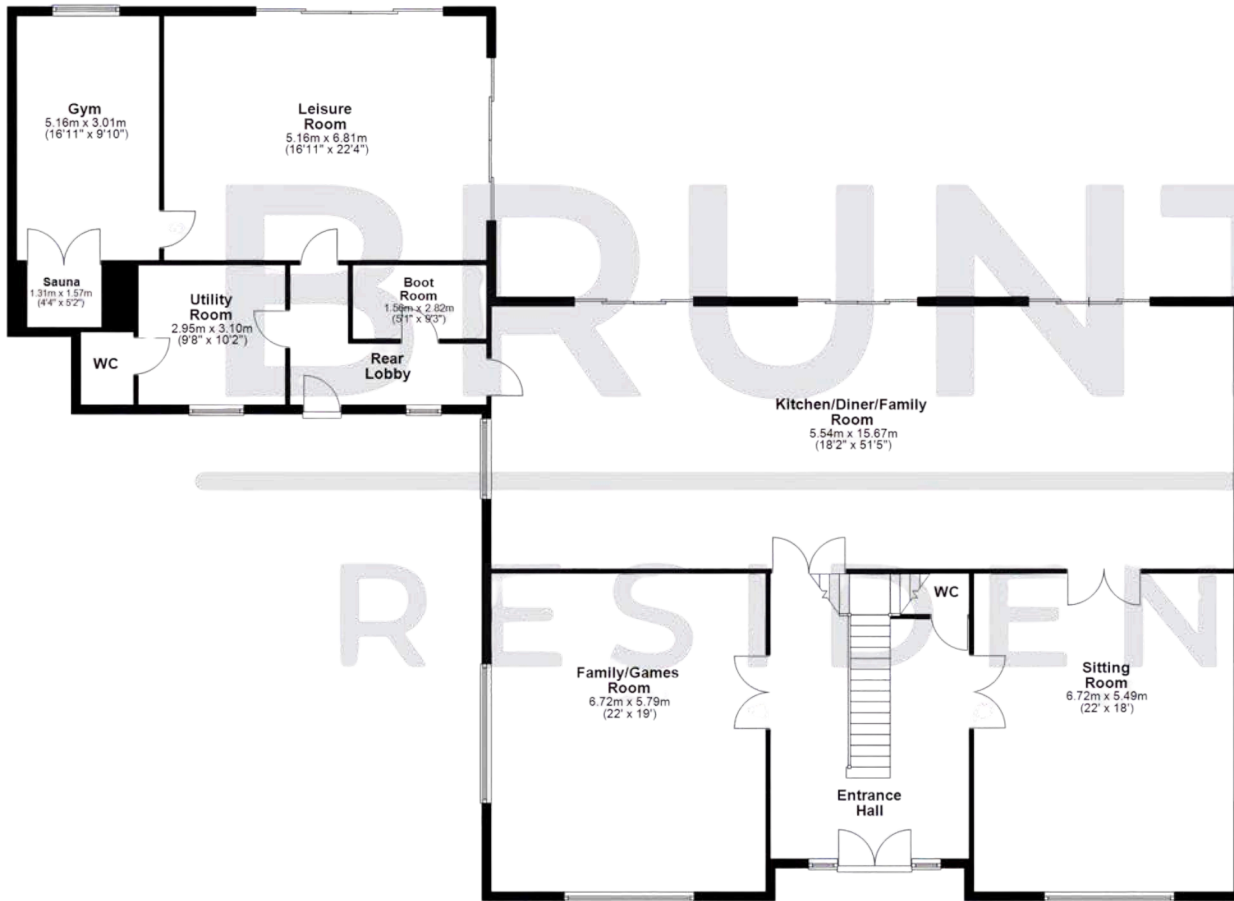
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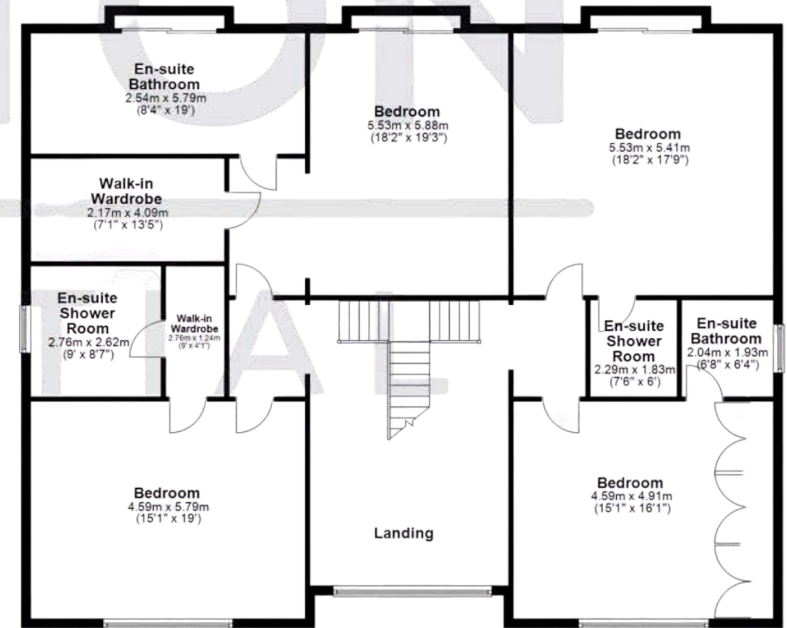
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		

**Ground Floor**  
Approx. 269.8 sq. metres (2904.3 sq. feet)



**First Floor**  
Approx. 192.8 sq. metres (2075.1 sq. feet)



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