

BRUNTON

RESIDENTIAL



ELAND HALL FARM NORTH, PONTELAND, NE20

Offers Over £635,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





Beautiful Semi-Detached Family Home Boasting Close to 2,300 Sq ft, and Offering Exceptionally Spacious and Versatile Accommodation Throughout, with Two Great Reception Rooms plus Garden Room & Study, Kitchen/Diner, Five Bedrooms, Re-Fitted Family Bathroom plus Two En-Suites, Private South Facing Lawned Garden & Enclosed Courtyard Garden and Off Street Parking!

Eland Hall Farm North provides an excellent, semi-detached family home which is ideally located within walking distance of Ponteland Village. The property itself is placed within the highly desirable Eland Hall Farm development, which sits just north of the desirable village of Ponteland, and enjoys a peaceful residential setting just moments from the village's excellent range of shops, cafés, restaurants and highly regarded schooling.

Ponteland is renowned for its strong sense of community, superb leisure facilities and excellent transport links into Newcastle City Centre, Newcastle International Airport and the A1, making it one of the region's most highly sought-after residential locations.

Eland Hall Farm is also excellently placed to provide direct access to outstanding countryside walks and the popular Ponteland Golf Club.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: Entrance porch that gives access to a central entrance hallway. The hallway provides a useful store and stairs leading to the first floor, and access to an inviting dual-aspect living room with a feature fireplace and wood burning stove.

To the left of the entrance hall, a door opens into a formal dining room that has access to a well-equipped kitchen/breakfast room. The kitchen is fitted with a range of wall and base units, with stone work-tops, integrated appliances and a central island with breakfast bar. The space benefits from dual aspects as well as a door giving direct access to the rear of the property.

To the very rear of the property, and accessed via the dining room, is a hallway which provides access to a downstairs study/bedroom with fitted wardrobes and a convenient ground-floor WC. Off this room is a welcoming garden room that enjoys multiple 'Velux' windows and French doors leading out onto the rear courtyard garden. This space is perfect for those with visiting relatives or provides superb use for multi-generational living.

The first-floor landing provides access to five further bedrooms, four of which benefit from built-in wardrobes. Two of these bedrooms enjoy well presented en-suite facilities, while a well-appointed family bathroom serves the rest of the first floor.

Externally, the property benefits from an extensive front garden, which is laid mostly to lawn, with mature greenery that has been well maintained. To the rear, is an enclosed courtyard garden, with artificial turf and paved patio seating areas is enclosed with timber fencing, creating the ideal space for everyday family life and entertainment.

Well presented throughout, early viewings are deemed essential.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D

