

# BRUNTON

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## RESIDENTIAL



**THE Paddock, STOCKSFIELD**

Offers Over £925,000

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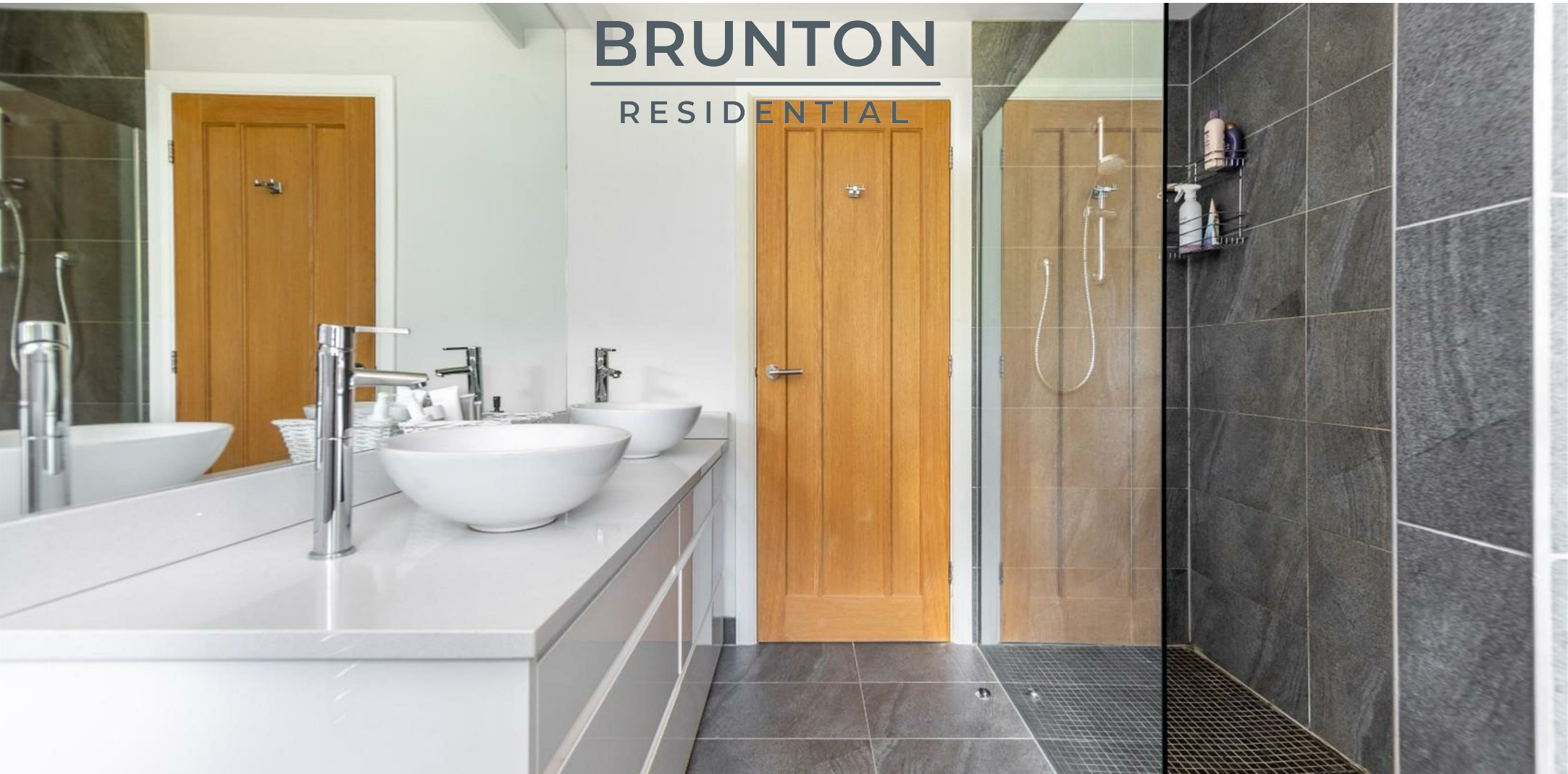


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The Lighthouse is a spacious four-bedroom detached family home, occupying a desirable position in the popular village of Stocksfield, specifically in the Painshawfield Estate. Offering well-proportioned accommodation, attractive gardens and excellent living spaces, the property presents an exciting opportunity for purchasers looking to create a home tailored to their own tastes.

Generously proportioned throughout, the property provides flexible accommodation ideal for modern family living, with four bedrooms and a range of well-balanced living spaces. The gardens offer a pleasant outdoor setting, while the detached nature of the property provides a sense of space and privacy that is increasingly sought after.

Situated in Stocksfield, one of the Tyne Valley's most desirable villages, The Lighthouse benefits from a convenient position close to the village's amenities and excellent transport links. Stocksfield has a welcoming community and its own railway station, providing regular services to Newcastle, Carlisle and destinations throughout the Tyne Valley. The nearby market towns of Corbridge and Hexham offer a comprehensive range of shopping, leisure and everyday facilities, whilst Newcastle City Centre is readily accessible by road and rail.

The area is also renowned for its excellent schooling, with highly regarded state and independent schools within easy reach. Combining generous four-bedroom accommodation with a sought-after village location and excellent connectivity, The Lighthouse represents an excellent opportunity to acquire a substantial detached family home in one of Northumberland's most desirable communities.

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Upon entering The Lighthouse, you are welcomed into a spacious entrance hallway, providing access to the principal ground floor accommodation with stairs rising to the upper floor. The hallway creates a warm and practical introduction to the home, with the generous proportions immediately reflecting the space available throughout the property.

The principal living room is a bright and well-proportioned space, offering ample room for comfortable seating and family living. Large windows provide plenty of natural light and a built in wood burner creates an inviting room that is equally suited to relaxing or entertaining.

The property continues through to the snug and on to the spacious kitchen and dining area, providing a sociable heart to the home. The kitchen offers a good range of wall and base units with generous work surfaces and storage. The kitchen also has underfloor heating while the adjoining dining area provides ample space for a large dining table and chairs. The arrangement makes this an ideal space for family meals and entertaining, with good natural light adding to the sense of space via a ceiling Velux window and floor to ceiling window.

The ground floor also benefits from useful additional accommodation, including dedicated offices and gym area. These versatile rooms provide excellent flexibility for modern family life, whether required for home working, exercise, hobbies or additional storage and recreational use.

Upstairs, the property offers four well-proportioned bedrooms, providing excellent accommodation for families and considerable flexibility for guests, children or home working, with the additional benefits of an en-suite with underfloor heating and fitted wardrobes. The principal bedroom is a generous double room, offering ample space for bedroom furniture and benefiting from good natural light.

The second bedroom is also a well-proportioned double bedroom, providing comfortable accommodation with plenty of space for furnishings. This bedroom also has access to eaves storage. The third bedroom offers further useful accommodation and could equally lend itself to a guest bedroom, child's room or home office, depending on the requirements of the new owner.

The fourth bedroom provides further flexibility and could be utilised as a bedroom, nursery, dressing room or dedicated home-working space. Together, the four bedrooms provide versatile accommodation ideally suited to modern family living.

The family bathroom provides the principal bathroom facilities, with a bath, separate shower, WC and wash hand basin, together with a practical finish and natural light. This bathroom also has underfloor heating.

Externally, The Lighthouse occupies an attractive established plot within the popular village of Stocksfield. The property benefits from gardens to the front and rear, together with generous off-street parking, providing ample space for a number of vehicles.

The gardens offer a pleasant outdoor setting, with established planting and lawned areas providing an attractive space for relaxing, entertaining and family use. The detached position of the property further enhances the feeling of space and privacy, whilst the established nature of the gardens provides a mature backdrop to the home. There is also a spacious detached garage with electric roller doors for storage or additional parking. Additionally, there is a dedicated vegetable plot containing raised beds, a greenhouse and a potting shed adjacent to the garage. Finally, the property benefits from solar panels.

Stocksfield is a highly sought-after Tyne Valley village, offering a welcoming community and a good range of local amenities. The village benefits from a railway station providing regular services to Newcastle, Carlisle and destinations throughout the Tyne Valley, whilst the nearby market towns of Corbridge and Hexham offer an excellent range of shopping, leisure and everyday facilities.

For commuters, Newcastle City Centre is readily accessible by both road and rail, with the A69 providing convenient connections throughout the region. The area is also renowned for its excellent schooling, with a range of highly regarded state and independent schools within easy reach.

Overall, The Lighthouse is a substantial four-bedroom detached family home offering generous and versatile accommodation, including a dedicated office and gym area, together with attractive gardens, ample parking and a highly desirable village location. The property presents an excellent opportunity for purchasers seeking a spacious family home with considerable flexibility in one of Northumberland's most sought-after communities.



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TENURE : Freehold

LOCAL AUTHORITY : NCC

COUNCIL TAX BAND : G

EPC RATING : B

