

BRUNTON  
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# HAYWORTH HOUSE

The Avenue, Medburn





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The Avenue, Medburn

Impressive & Substantial Modern Detached Family Residence, Boasting Close to 6,000 Sq ft of Internal Living Space, with a Generous Garden Plot Extending to Approximately 0.85 Acres, Superb Open Aspect Views with Four Reception Rooms, Great 27ft Open Plan Kitchen/Dining & Family Space, Utility Room, Five Double Bedroom Suites, Home Office, Double Garage, Multi-Car Driveway & Prestigious Residential Location!

# HAYWORTH HOUSE

The Avenue, Medburn

This excellent, modern detached family home is ideally located with the desirable village of Medburn, Northumberland. Medburn is positioned close-by the popular village of Ponteland, with its excellent array of shops, cafes, restaurants and amenities. Also located nearby are beautiful countryside walks, outstanding local schooling as well as Newcastle International Airport and Newcastle City Centre, which is also only a 20-minute drive away.

The bespoke, designed property itself was originally built for the current owner back in 2019, and has been finished to an immaculate and high standard throughout, including a state of the art open plan kitchen/breakfast room, Villeroy & Boch or Laufen Palace fittings to the main en-suites, high quality flooring to the main ground floor, as well as fabulous, feature fireplaces and underfloor heating throughout.





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## THE HEART OF THE HOME

The internal accommodation comprises: The front door opens to a bright and spacious central hallway with a return oak staircase leading to the first floor and a convenient ground floor WC. The ground floor accommodation then provides access to four reception rooms. There are two main living areas on each side of the property, both of which enjoy windows to multiple elevations along with high-end feature fireplaces.





Double doors then lead into the impressive open plan kitchen/dining and family space which includes a state-of-the-art kitchen with a range of wall and floor units along with high quality appliances and large areas of ample counter space. The dining and family space then leads through and into a dedicated utility room, with further wall and base units plumbed for washing appliances. There is a smaller snug room to the side of the hallway, while a formal dining room and a study room make up the rest of the ground floor reception rooms.

The stairs then lead to the first floor landing, which provides a large landing space with a gallery landing overlooking the main hallway. The landing then gives access to five, good sized bedrooms, three of the bedrooms could be used as master suites, each enjoying walk-in wardrobes and fully tiled en-suites fitted with 'Villeroy and Boch' and 'Laufen' sanitary-ware. The other two bedrooms are generously proportioned and also benefit from lavish en-suite facilities.





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## THE PERFECT OUTDOOR SPACE

The property is surrounded by well presented and landscaped lawned gardens, with the outdoor space benefits from the plot itself extends to just under a acre, electric gates are accessed at the bottom of a private driveway, these open onto a substantial driveway area which offers parking for multiple cars and access to the spacious attached garage with two large double doors. A further 7th fully tiled gardeners toilet and gymnasium area which could be equally used as a craft room study or workshop is positioned to the rear of the garage, along with a door leading to the rear gardens.



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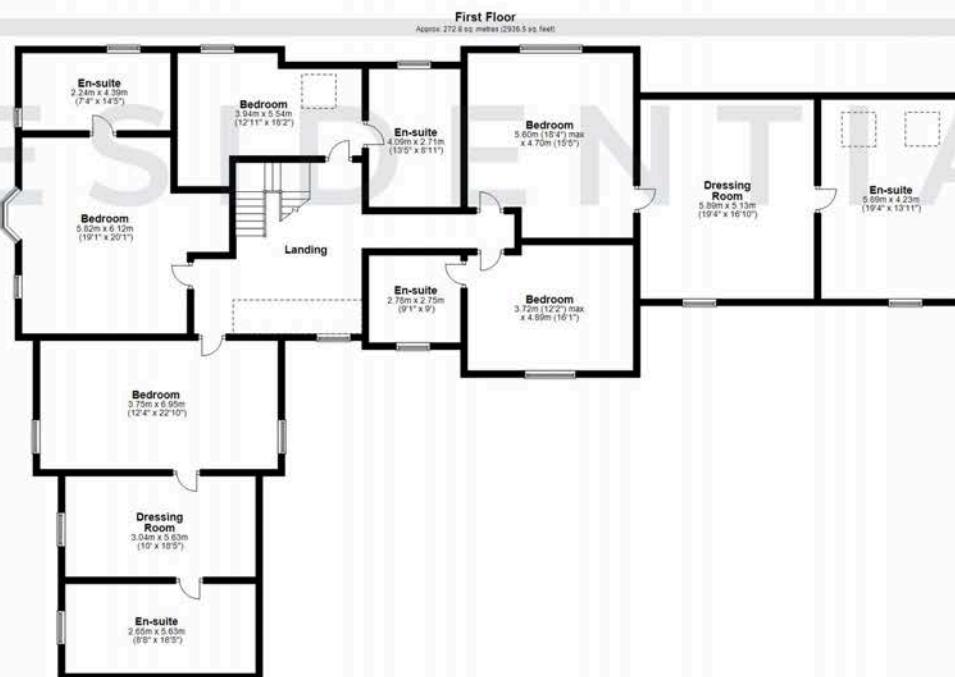
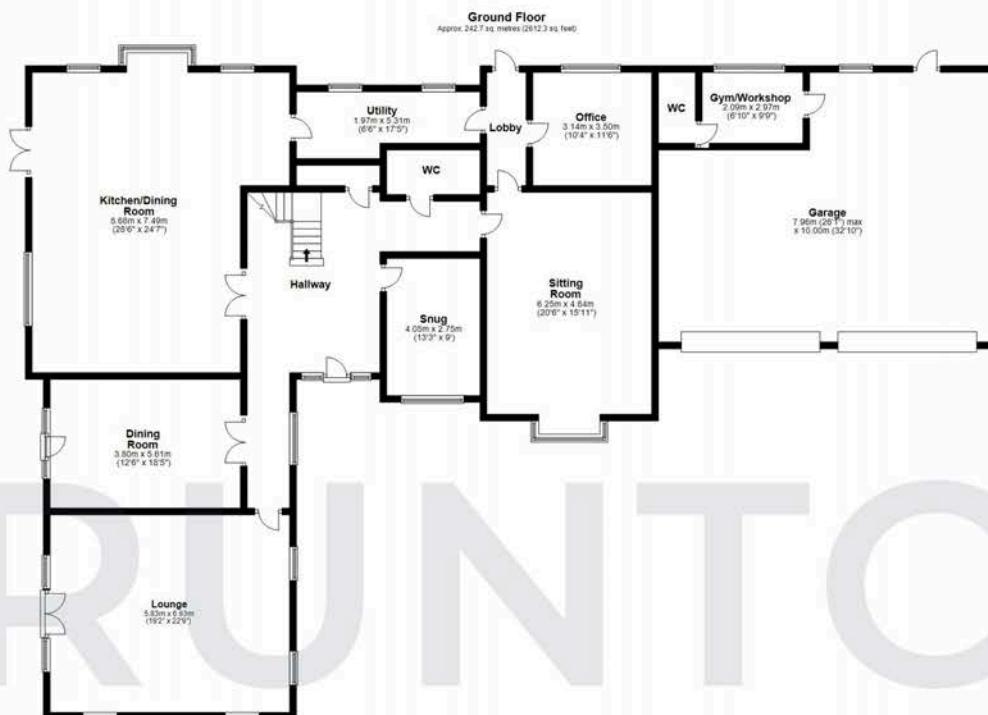
There is further space to the side of the house for a caravan, boat or additional utility vehicles. The house further lends itself to the potential of significant extension or annexe and would be suitable for multi-generational living should it be desired.

Well presented throughout, early viewings are deemed essential to fully appreciate the size and quality of accommodation on offer.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
76	C	76 C	80 C

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