

# BRUNTON

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## RESIDENTIAL



**ROSE COTTAGE, OVINGTON, NE42**

**Offers Over £700,000**



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Beautifully Presented & Extended Stone Built Detached Home, Boasting Over 2,500 Sq ft of Internal Accommodation, with an Impressive Open Plan Kitchen/Dining & Family Space plus Utility Room & Boot Room, Snug, Five Good Sized Bedrooms, Re-Fitted Family Bathroom, Contemporary En-Suite Shower Room, Front & Rear Gardens, Off Street Parking & Garden Studio.

This excellent detached family home effortlessly blends character features with stylish contemporary upgrades, creating a spacious and highly versatile family residence. Offering generous accommodation across three floors, this great stone built property enjoys exceptional views across the Tyne Valley together with beautifully landscaped gardens, making it an outstanding home for modern family living.

The accommodation has been thoughtfully arranged to provide a wonderful balance of open-plan entertaining space and more intimate reception areas. The stunning kitchen, dining and family room forms the heart of the home, while the flexible bedroom layout, home office, garden studio and multiple reception spaces ensure the property can easily adapt to a variety of lifestyles and family requirements.

Situated within the historic and highly sought-after village of Ovington, the property enjoys a peaceful setting with easy access to the A69 and nearby villages including Ovingham, Prudhoe and Stocksfield. Excellent local amenities, well-regarded schools, independent public houses, restaurants and rail links into Newcastle and throughout the Tyne Valley combine with the surrounding countryside to make this one of the area's most desirable village locations.



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The internal accommodation comprises: Entrance hallway with stairs leading to the first floor. To one side is a superb open-plan kitchen, dining and family room featuring stone-flagged flooring, a feature fireplace and a beautifully re-fitted kitchen with wooden work surfaces and a range cooker, sink with overhead mixer tap, dishwasher, with Bi-folding doors opening directly onto the rear terrace, creating a seamless connection with the garden.

Leading from the family area is a cosy dual-aspect snug, providing a comfortable additional reception room. The kitchen also gives access to a useful utility room with pantry cupboard and plant room, while the dining area leads through to a practical boot room with cloak storage, a guest WC and external access to the rear garden.

The first floor offers three well-proportioned bedrooms, including an impressive principal suite with bespoke fitted wardrobes, a Juliet balcony enjoying spectacular Tyne Valley views and a stylish re-fitted en-suite shower room.

The remaining bedrooms are served by a beautifully appointed family bathroom featuring a freestanding bath and separate shower. A further landing provides access to a versatile fourth bedroom, currently utilised as a home office, while stairs rise to the second floor where an additional bedroom or games room benefits from an en-suite W/C.

Externally, the property enjoys attractive gardens to both the front and rear, with the south-west-facing front garden featuring a paved entertaining terrace. To the rear is another lawned garden, with a large paved patio seating area, which is perfect for entertaining, along with a large timber constructed garden studio (currently arranged as a home gym and an adjoining workshop/store). Allocated parking to the rear provides space for up to four vehicles.

Well presented throughout, with air source heat pump, this excellent detached family home simply demands an early inspection and viewings are deemed essential.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D

