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BLAGDON LANE, CRAMLINGTON, NE23

Offers Over £895,000

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Substantial Stone-Built Detached Farmhouse Occupying a Prominent Corner Position on the Corner of Blagdon Lane and Fisher Lane, on the Outskirts of Cramlington. The property has undergone a comprehensive programme of renovation and extension, including two impressive double-height extensions which have created a generous and highly versatile and stone built family home.

The accommodation offers exceptional flexibility, with six bedrooms, several reception rooms, an impressive open-plan kitchen, dining and family space, and a fantastic stand-out principal suite. Externally is a substantial 45ft detached annex, outbuilding & store, offering excellent potential for conversion into an quadruple garage, ancillary dwelling or potentially into two smaller cottages, subject to the necessary planning permissions.

Situated on the outskirts of Cramlington, the property enjoys a semi-rural setting while remaining conveniently positioned for the amenities and facilities of the town. The location also provides access into surrounding Northumberland and into Newcastle City Centre, with nearby road links making it well placed for those requiring convenient access to the wider region.

The combination of its substantial accommodation, extensive grounds and exceptional future potential makes Plessey North Farm a particularly distinctive detached property.

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The internal accommodation comprises: a rear entrance hall providing access to two principal reception rooms, including a versatile open-plan living and music room with dual-aspect windows and a wood-burning stove, alongside a family room/snug with a south-facing window and attractive inglenook fireplace. To the rear is an impressive open-plan kitchen, dining and family room, featuring modern cabinetry, a Falcon range cooker, central island with stone work surfaces and breakfast bar seating, together with a further wood-burning stove. A utility and boot room, guest cloakroom/WC and additional versatile reception room, currently used for storage, complete the ground floor.

The first floor provides six to seven bedrooms depending on configuration, including an impressive principal suite with walk-in wardrobe and en-suite bathroom. The remaining bedrooms are served by several bathroom facilities, including a refitted family bathroom and a further bathroom which remains unfinished, offering the opportunity to complete it to your own specification.

Externally, the property benefits from substantial wraparound gardens, predominantly south-west facing, together with an additional east-facing side garden. There is further scope to create additional garden or parking space to the rear, while the substantial annex and outbuilding offers significant potential for conversion subject to the necessary planning permissions. The building was originally constructed with the intention of conversion into two cottages, meaning mains, electricity, sewer, plumbing and a partition wall have already been built into the fabric of the building. However, it would also be compatible for use as a quadruple parking garage, as it is already fitted with electric garage roller shutters, the only requirement being that the surrounding ground is levelled.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C

