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LOW FRIARSIDE LANE, BURNOPFIELD, NE16

Guide Price £1,500,000


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GUIDE PRICE £1,500,000- £1,750,000

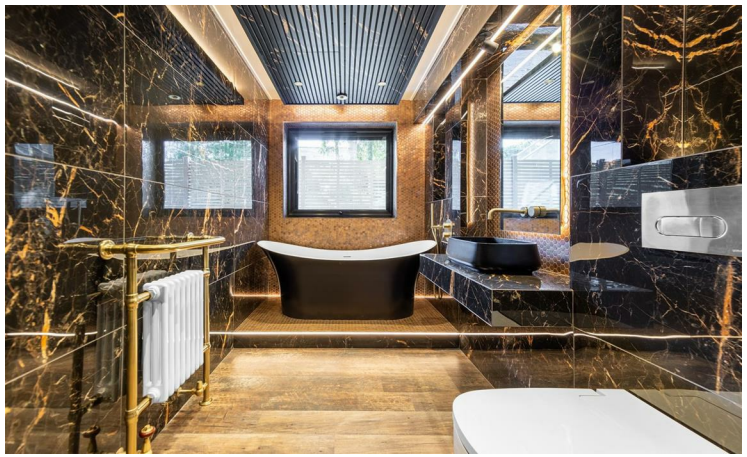
Brunton Residential are delighted to introduce this outstanding luxury home, occupying a privileged position within the exclusive Low Friarside Estate. One of only four properties set amongst approximately 150 acres of surrounding farmland and woodland, this impressive contemporary residence has been thoughtfully designed with an innovative upside-down layout, making the most of its spectacular woodland outlook. Enjoying a peaceful semi-rural setting, the property remains conveniently placed for Rowlands Gill, Whickham and Newcastle upon Tyne, with a wealth of beautiful countryside walks and woodland trails on the doorstep, including access to the popular Derwent Walk.

Burnopfield is well placed for families, with Burnopfield Primary School within the village and Tanfield School nearby for secondary education. Further options include Whickham School and Emmanuel College, with Newcastle and Durham also offering a wide choice of highly regarded independent schools, including Royal Grammar School Newcastle, Dame Allan's Schools, Newcastle High School for Girls and Durham School.

Burnopfield benefits from excellent transport links, with regular bus services to Newcastle, Gateshead, Metrocentre, Stanley and Consett. The A1 is easily accessible, while Blaydon and Metrocentre railway stations provide wider rail connections. Newcastle city centre is also readily accessible by car, making the area ideal for commuters.

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The internal accommodation comprises a secure entrance porch leading into a large central entrance hall, with stairs providing access to the upper floors. The ground floor offers two excellent double bedrooms, both benefiting from en-suite shower rooms and built-in cabinetry. Two further rooms are currently arranged as a dressing room and study, but could easily be utilised as additional bedrooms if required, offering excellent flexibility to suit individual lifestyle needs. A well-appointed family bathroom is also located on this level, together with access to the integral double garage.

This floor also features a superb cinema room, with bi-fold doors opening directly onto the garden patio to create an exceptional space for entertaining.

The first floor provides an impressive range of living and entertaining accommodation, centred around a spacious open-plan kitchen, dining and family area. The kitchen is fitted with a comprehensive range of premium wall and base units, complemented by quality worktops, integrated appliances and a generous central island. Triple-aspect windows and doors provide an abundance of natural light and direct access outside. The adjoining dining and family area features a log burner, media wall and further access to the garden.

A separate sitting room overlooks the front of the property, while a substantial triple-aspect family room enjoys views across the front, side and rear, with extensive glazing and access to an elevated outdoor space. This floor also benefits from a convenient WC and two useful utility areas, both providing further plumbing for appliances.

The second floor is dedicated to the magnificent principal bedroom suite, enjoying far-reaching dual-aspect views through floor-to-ceiling windows. The superb private en-suite is beautifully appointed with a freestanding bathtub and separate walk-in shower.

Externally, the property occupies an enviable position, surrounded by exceptionally generous wraparound gardens. The grounds feature extensive lawned areas, mature planting and shrubbery, attractive planted borders and multiple paved patio areas, providing an excellent choice of spaces for outdoor dining, entertaining and relaxation. The gardens also benefit from a private sauna, superb outdoor kitchen and attractive pond, creating an exceptional setting for enjoying the outdoors throughout the year.

A substantial driveway provides off-street parking for multiple vehicles, while the enclosed gardens offer a high degree of privacy and an impressive sense of space.





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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : G

EPC RATING : C





