



To buy

5 bed detached house to buy in

New Steading House, Eglingham,
Northumberland, NE66 2TZ

£570,000 Offers Over

 x 5  x 4  x 4

Tenure

Freehold

Property features

- ✓ Chain Free
- ✓ Detached Substantial Family Home
- ✓ Five Bedroom & Four Bathroom
- ✓ Four Reception Rooms
- ✓ EPC Rating C

Double Garage parking

Garden

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: C
- ✓ Heating supply: Oil

Arrange a viewing

Darren Tynan
Branch Manager
Alnwick

01665 639110
alnwick@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Chain Free | Substantial Detached Family Home | Five Bedrooms | Four Bathrooms | Four Reception Rooms | Double Garage & Multi Vehicle Driveway

Pattinson Estate Agents are proud to present this fantastic family home situated in the sought after Northumbrian Village of Eglington, located about 7 miles North-West of Alnwick and 10 miles from Wooler. Eglington lies in the sheltered valley of the Eglington Burn, a tributary of the River Aln. With the highly rated 19th Century Tankerville Arms inn, which boasts a menu concentrating on local produce and ales, plus recreation ground, tennis court, village hall and Church of St Maurice all located nearby.

The layout of the accommodation on offer briefly comprises, to the ground floor; entrance vestibule, hallway, study, lounge, family room, dining room, breakfasting kitchen, utility room, downstairs cloaks / w.c. and double garage. To the first floor; spacious landing, bedroom one with ensuite, bedroom two with ensuite, family bathroom, bedroom three. To the second floor; landing, bedroom four and bedroom five. Externally, landscaped gardens and patio areas plus multi vehicle driveway leading to the double garage.

The property benefits from sash double glazing and oil central heating throughout.

Agents Comments "The location of this property is second to none, the sound of the Eglington Burn is audible from the landscaped gardens surrounding the property. Each and every room in the property are generously proportioned and filled with light."

Council Tax Band: G

Tenure: Freehold

Price: Offers Over £570,000

Property Type: Detached House

USPs: Garden

Parking: Double Garage

Heating: Oil

Entrance Vestibule

1.90m x 1.25m (6'2" x 4'1")

Double glazed door to the front elevation gives access into this entrance vestibule which provides space for coats, shoes and boots. Double doors then lead you into the inner hallway.



Hallway

A spacious hallway with oak flooring leads you to the various spaces on the ground floor. A staircase takes you to the first floor landing.



Study

4.58m x 3.05m (15'0" x 10'0")

With windows to the front and side elevation and central heating radiator.



Lounge

4.53m x 5.55m (14'10" x 18'2")

A spacious but cosy room benefiting from a multi fuel burning stove and French doors to the rear garden.



Family Room

3.95m x 7.01m (12'11" x 22'11")

With French doors leading you out to the West elevation of the property, this Family Room provides a generous space in the heart of the home.



Dining Room

4.12m x 3.58m (13'6" x 11'8")

To the South side of the property, a spacious dining room with French doors leading to the landscaped garden.



Breakfasting Kitchen

4.49m x 7.11m (14'8" x 23'3")

A beautiful bespoke breakfasting kitchen incorporating Neff integrated appliances including; oven and warming drawer, microwave, four ring induction hob with extractor hood over and dishwasher. A white Belfast sink set among the great range of kitchen fitted units and drawers with contrasting work surface. A central breakfasting island which has both additional kitchen storage and single bowl sink. Accessible from the kitchen we have the front multi vehicle parking area, the rear garden via French doors and the utility room.



Utility Room

4.44m x 1.71m (14'6" x 5'7")

A useful additional space, plumbed for washing machine and space for tumble dryer. Work surfaces and storage cupboards, stainless steel sink and cupboard housing the oil fired boiler. Providing access to the rear elevation, cloaks / W.C. and double garage.



Cloaks / WC

With low level W.C. and pedestal hand wash basin.



First Floor Landing

An open landing providing access to three bedrooms, two with ensembles, the family bathroom and stairs to the second floor. Storage cupboards and sash window to the front elevation.



Master Bedroom

4.55m x 5.27m (14'11" x 17'3")

A vast master bedroom with two sets of fitted wardrobes, a storage cupboard, windows to three elevations and an ensuite shower room.



Master Bedroom Ensuite

1.78m x 3.59m (5'10" x 11'9")

An under floor heated modern fitted ensuite, with main powered shower in large glazed cubicle, hidden cistern W.C, hand wash basin and heated towel rail.



Bedroom Two

4.03m x 3.51m (13'2" x 11'6")

A double bedroom with sash windows to the rear elevation and ensuite shower room.



Bedroom Two Ensuite

1.37m x 2.80m (4'5" x 9'2")

An under floor heated modern fitted ensuite, with main powered shower in large glazed cubicle, hidden cistern W.C, hand wash basin and heated towel rail.



Family Bathroom

2.41m x 3.09m (7'10" x 10'1")

An under floor heated modern fitted family bathroom, with bath and main powered shower in large glazed cubicle, W.C, hand wash basin and heated towel rail.



Bedroom Three

3.40m x 5.10m (11'1" x 16'8")

A double bedroom, currently used as a twin, with fitted wardrobes and windows to both front and side elevations.



Second Floor Landing

Providing access to bedrooms four and five.



Bedroom Four

5.12m x 4.44m (16'9" x 14'6")

A large double bedroom, currently used as a studio.



Bedroom Five

3.75m x 4.40m (12'3" x 14'5")

A double bedroom with roof lights to the top floor of the property.



Double Garage & Multi Vehicle Driveway

5.77m x 5.02m (18'11" x 16'5")

With two up and over garage doors and internal access to the utility room, a large double garage which includes power, lighting and cold water tap.



South & East Facing Rear Garden

A landscaped garden space, with paved and decked areas providing a great place for private entertaining to the rear South and East aspects of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**19 Bondgate Without, Alnwick, Northumberland, NE66 1PY, Tel: 01665 639110,
alnwick@pattinson.co.uk, www.pattinson.co.uk**

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