



# Eachwick Moor House, Eachwick Newcastle upon Tyne NE18 0BD

## SITUATION AND DESCRIPTION

Eachwick Moor House is a stunning stone built 19th century farmhouse, set in a small hamlet of individual dwellings, with beautiful formal gardens and a paddock extending in total to approximately 2 acres. The period detached house has been tastefully refurbished and extended by the current owner, creating a fabulous family home with four reception rooms and four double bedrooms, a large driveway and a double attached garage.

The property briefly comprises: vestibule, reception hallway, cloakroom/wc, sitting room, dining room, family room, study area, conservatory, superb 21ft kitchen/breakfast room, utility room, rear lobby, master bedroom, en-suite shower room/wc, three further double bedrooms, luxury family bathroom/wc, double garage and south facing formal gardens and a paddock.

The house has retained lovely period features with a stone inglenook fireplace and wood burning stove, cast iron fireplaces, ceiling coving and stripped pine doors and shutters. The family home is ideally placed for easy access to Ponteland and the A69, for commuting throughout the region, with well established transport links to the local schools.

The property comprises:

## ENTRANCE VESTIBULE

6'7 x 6' (2.01m x 1.83m)

The entrance vestibule has a double glazed window with stripped pine shutters, ceiling coving, a radiator and a glazed stripped pine door to the reception hallway.

## RECEPTION HALLWAY

A lovely reception hallway, with a traditional staircase with a decorative wrought iron balustrade leading to the first floor. The reception hallway has a telephone point, a radiator and stripped pine doors leading to the cloakroom, sitting room, dining room, family room and kitchen/breakfast room.

## CLOAKROOM/WC

6'6 x 4'9 (1.98m x 1.45m) minimum

A well appointed cloakroom with a close coupled wc, rectangular wall mounted basin in vanity unit with storage, a chrome ladder radiator, double glazed opaque window, large wall mounted mirror and attractive neutral tiling.

## SITTING ROOM

13'2 x 15'3 (4.01m x 4.65m)

A delightful sitting room with three double glazed windows to the front and side elevations, with stripped pine shutters, giving lovely views over the gardens to the paddock and open fields. The sitting room has decorative ceiling coving, a fireplace recess with a marble surround, radiator and a TV point.

## DINING ROOM

10'9 x 13'3 (3.28m x 4.04m din)

A lovely formal dining room with a double glazed window, with stripped pine shutters, overlooking the gardens, cast iron fireplace with a marble surround, decorative ceiling coving and a radiator.

## FAMILY ROOM

12'8 x 16'3 (3.86m x 4.95m)

An excellent sized and versatile third reception room, with a stone inglenook fireplace with a cast iron wood burning stove inset. The family room has feature wood panelling to the ceiling, a double glazed window overlooking the driveway, wood flooring, a radiator and glazed door to the office/study.



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### **OFFICE/STUDY**

10'3 x 4'9 (3.12m x 1.45m)

A small office area with a continuation of wood flooring from the family room, a double glazed window and a radiator.

### **KITCHEN/BREAKFAST ROOM**

21'6 x 11'6 (6.55m x 3.51m)

A beautiful kitchen/breakfast room, forming the heart of this family home, fitted with an extensive range of wall and base cabinets with granite worktops. Within the kitchen design there is space for a range cooker, a Belfast style sink, integrated Whirlpool dishwasher, a radiator and space for free standing bespoke kitchen furniture.

The kitchen/breakfast room has two double glazed windows overlooking the gardens and a glazed door opening to the rear lobby and French double doors to the conservatory.

### **CONSERVATORY**

13' x 15'9 (3.96m x 4.80m) maximum

An impressive conservatory, with double glazed uPVC windows and French doors opening to the garden and terrace. The conservatory has fabulous south facing views overlooking the garden and paddock to the open fields, with a tiled floor, with under floor heating and an electric wall heater.



### **UTILITY ROOM**

4'7 x 17'8 (1.40m x 5.38m)

A generous utility room fitted with wall and base cabinets, a sink and drainer, plumbing for a washing machine and space for a tumble dryer and fridge/freezer. The utility room has wood flooring, a radiator, loft access and windows to both front and rear elevations.

A door leads to the garage.

### **REAR LOBBY**

3'8 x 4'9 (1.12m x 1.45m)

A useful rear lobby, accessed from the driveway, into the kitchen.

The staircase splits leading to the master bedroom on one side and the remainder of the bedrooms and bathroom to the other.

The master bedroom landing has a Velux window to the roof and a built-in linen cupboard housing the water tank.

### **MASTER BEDROOM**

14'8 x 11'7 (4.47m x 3.53m) maximum inclusive of wardrobes.

A beautiful and elegant master bedroom, with double glazed windows giving lovely views over the gardens and open fields. There is an excellent range of hi-gloss built-in wardrobes and drawers to one wall, with shelving and hanging, a radiator and door to the en-suite shower room.

### **EN-SUITE SHOWER**

7'5 x 6'4 (2.26m x 1.93m)

The en-suite shower has a corner mains shower, close coupled wc, wash hand pedestal basin, double glazed opaque window and a radiator.

### **FIRST FLOOR LANDING**

An attractive landing with a radiator, and stripped pine doors leading to the three further bedrooms and family bathroom.

**BEDROOM TWO**

13'1 x 11'1 (3.99m x 3.38m)

This double bedroom has a double glazed window overlooking the gardens and paddock to the open fields, space for free standing bedroom furniture, loft access and a radiator.

**BEDROOM THREE**

15' x 9'4 (4.57m x 2.84m)

A double bedroom with a double glazed window overlooking the garden to the paddock and open fields, space for free standing bedroom furniture and a radiator.

**BEDROOM FOUR**

10'7 x 9'9 (3.23m x 2.97m)

A fourth double bedroom with a double glazed window and a radiator.

**FAMILY BATHROOM**

9'1 x 15'1 (2.76m x 4.60m)

A luxurious family bathroom fitted with a white Duravit double ended bath with separate hand held shower attachment off the taps. The bathroom has a close coupled wc and a wash hand basin in a wall mounted vanity unit with storage. The bathroom has Travertine tiling with under floor heating, two double glazed dormer windows, built-in storage cupboards, inset ceiling spots and a radiator.

**GARAGE**

17' x 18'8 (5.18m x 5.69m)

An attached double garage with two up and over doors, power and lighting, storage into the roof space, and windows to both the rear and side elevations.

**EXTERNALLY**

Eachwick Moor House is approached by a long driveway, giving access to the parking to the front of the garage and also through the five bar gate to the paddock and garden area.

The formal gardens surrounding the house are well maintained and laid to lawn with a substantial stone wall to the boundary, planted borders and stone terrace leading from the conservatory.

An archway leads through to the paddock area with the gardens, paddock and house enjoying a south facing aspect. The land to the side of the house would have potential for those looking for equestrian use and stabling.

No upward chain.

**SERVICES**

The property has mains electric, water and private drainage.

**TENURE**

Freehold

**FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

**COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

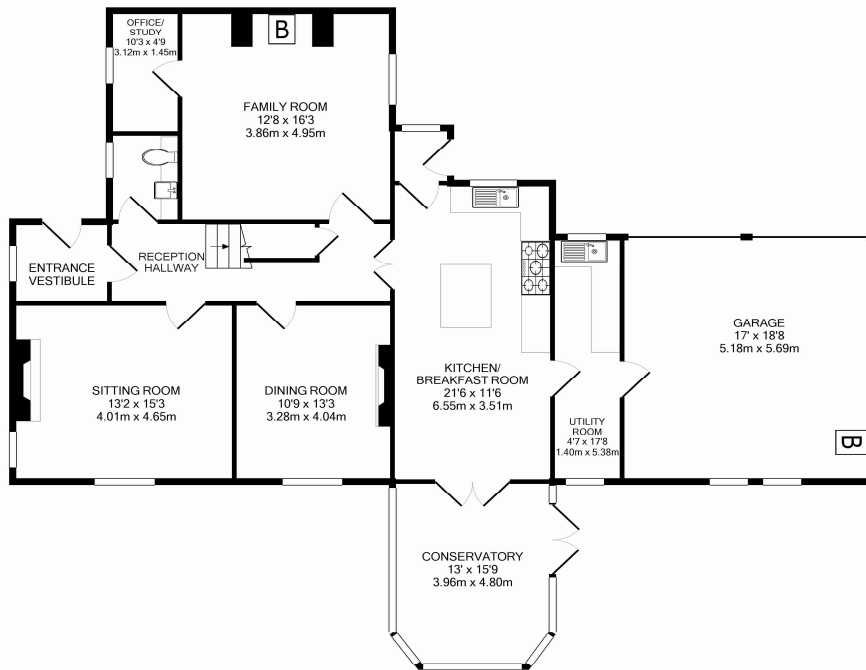
**ENERGY PERFORMANCE RATING**

Grade: D

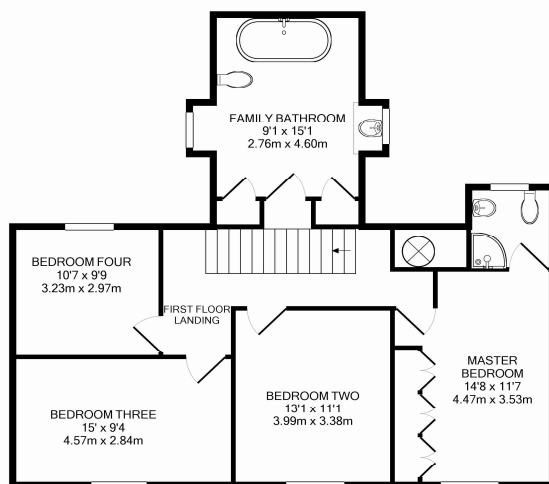




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GROUND FLOOR



1ST FLOOR

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Price Guide: £695,000

