



Westburn House, Stamfordham

Northumberland NE18 0QQ

SITUATION AND DESCRIPTION

Westburn House is located on the south western boundary of the village of Stamfordham. It is a beautiful stone detached house situated in fabulous mature gardens and grounds which extend to 1.858 acres. The property was originally built in 1980 out of reclaimed stone and a pitched slate roof and appears to have a much older heritage than its construction date. The house has great style and architectural detailing, with Georgian styled windows and secondary glazed panels and has recently benefitted from redecoration.

The grounds are a major selling feature of this beautiful home which lies in the backdrop of the highly impressive St. Mary's Church which is the focal point of the village. The grounds are surrounded by tall trees, lovely shrubs, plants and flowers and include formal gardens in fenced surrounds, beautiful open lawned gardens and playing areas for families. There are also excellent outbuildings with a detached stone double garage, timber log stores, a potting shed and a greenhouse.

Westburn House is a highly impressive home in such a beautiful setting discreetly located down a quiet lane on the south side of the church. It has easy access to the village facilities as well as to the road networks connecting in the east to Ponteland and the Western Bypass as well as Newcastle and the Team Valley. It is also convenient for access to the International Airport linking the United Kingdom and Europe.

The house benefits from good quality fittings including a Neville Johnson study, a James Grace oak staircase and a fabulous Newcastle Furniture Company supplied maple wood kitchen with granite worktops and a feature AGA.

The house has good quality lighting and tall windows which give great natural light to the rooms.

The grounds of the property are special and indeed very impressive. The opportunity exists for consideration to extend this property and add another wing if required, subject to suitable planning and building consent.

A stone archway leads through the vestibule in to the inner reception and entrance hall, which connects on in turn to a beautiful drawing room with south westerly aspect, a Jetmaster fire and great views. The dining room is also to the south elevation of the house and is an elegant room with double doors through to the family sitting room, which also acts as a study. The kitchen is to the front of the house and leads on to the family/garden room, as well as to the utility room and the back porch and second entrance to the house.

To the first floor the property benefits from four good bedrooms. The master bedroom has its own walk-in wardrobe as well as bathroom/wc and great views

overlooking the gardens. Adjacent to the private lobby is a dressing room which could easily be a fifth bedroom if required.

The property has oil fired central heating, secondary glazing and light and bright decoration.

The property has a Chubb alarm system installed, with infra red sensors and external security lighting and with a telephone connection to the alarm monitoring centre.

Westburn House is a truly fabulous country home in a great setting within the village, which enjoys excellent access to the Tyne Valley and surrounding villages with good country pubs, golf courses and fabulous walks.

A viewing is strongly recommended.

The accommodation comprises:

ENTRANCE

The main entrance from the drive to the property connects to a lovely stone archway in to a vestibule.

VESTIBULE

With panelled and glazed door leading through to the reception hallway.

RECEPTION HALLWAY

With ceiling coving, double panelled radiator and a James Grace staircase in light oak. The entrance hall has a small under-stairs store cupboard which accommodates electric circuit breaker controls plus lighting and storage. A further door leads to the cloakroom/wc.

CLOAKROOM/WC

With a two piece suite by Heritage including a close coupled wc with wood seat, corner wash basin, tiled surround and a storage cupboard beneath.

Leading from the entrance hall the first door connects on to the drawing room.

DRAWING ROOM

24'6 x 15'8 (7.46m x 4.76m) south and west facing

This is a delightful room which has four tall windows which overlook the gardens and grounds with secondary glazing sash windows with a very pleasant aspect. The room features a Jetmaster fire with a slate surround and hearth and carved wood mantle. There are beautiful cornicing features to the ceiling and the room has two central heating radiators with covers, dimmer switch lighting, picture lighting and a doorway which leads to the family sitting room.

Returning to the entrance hall a door leads off to the dining room.

DINING ROOM

16'3 x 13'6 (4.95m x 4.18m) south and east facing
With three tall sash windows and secondary glazing, lovely views overlooking the gardens, pleasantly decorated with ceiling coving and dado rail as well as a double panelled radiator, serving hatch leading through to the kitchen and very useful and attractive bay storage cupboards. The dining room also has very attractive wall lighting and large panelled double doors which connect through to the family sitting room.

SITTING ROOM

16'2 x 12'5 (4.93m x 3.79m) south facing
Two south facing secondary glazed windows overlook the gardens with a pleasant aspect and view. The focal point of the room is a beautiful fireplace with carved surround and open solid fuel fire. The sitting room also doubles as a study and is fitted very well to one wall with open shelving, concealed electrical sockets (for computers etc.), base storage cupboards and overhead lighting which were constructed and supplied by Neville Johnson. The room has wall lighting, a double panelled radiator and a glazed door reconnecting through to the drawing room.

The last door connecting from the entrance hall leads through to the kitchen.

KITCHEN

11'7 x 10'5 (3.54m x 3.18m) front facing
The kitchen is equipped with an extensive arrangement of maple base, wall and drawer cabinets supplied by Newcastle Furniture Company with granite worktop surfaces and lovely tiled terracotta splash backs. The kitchen features an oil fired AGA finished in white and black with two ovens and two hot plates. The kitchen has a stainless steel twin sink unit with Monobloc tap and space for a dishwasher as well as a fitted refrigerator and freezer unit. There are excellent storage cupboards and drawer units as well as open plate racks, bottle rack, spotlighting, a serving hatch through to the dining room, lovely terracotta tiled flooring and secondary glazing to the windows overlooking the approach to the house.

An open archway leads through to the family/garden room.

FAMILY/GARDEN ROOM

14'7 x 9'11 (4.45m x 3.03m) south and east facing
With a continuation of the terracotta feature floor tiling and a double Newcastle Furniture Company cupboard with granite surface, glazed double doors lead out to the patio and terrace to the south elevation. There is a double barrelled radiator, spot lighting to the ceiling, dimmer switch light controls and a door connecting to the utility and laundry room.

UTILITY/LAUNDRY ROOM

8'2 x 8'8 (2.49m x 2.65m)
Fitted with base wall and drawer storage cabinets with light wood veneers, the utility room has concealed space for a washing machine and a tumble dryer with plumbing.

The utility room also includes the oil fired Grant condensing boiler supplying central heating and domestic hot water. There is a useful Belfast sink unit and a door that connects through to a porch and second entrance to the house. Lying adjacent to the drive and parking area it has fitted storage and cloak pegs and a double panelled radiator.

Returning to the entrance hall the double staircase leads up to the first floor of the house.

FIRST FLOOR LANDING

With a delightful window to the front of the property which is secondary glazed and looks up to St. Mary's Church, adjacent to the entrance of the property. The landing has a double panelled radiator and five doors leading off to the principal bedroom accommodation.

MASTER BEDROOM

16'3 x 16' (4.96m x 4.88m) south and west facing
With its own private lobby, this is a fabulous bedroom which has three tall windows of Georgian sash design and style with secondary glazed panels. There are two doubles and one single wardrobe with hanging rail and shelved storage space, double panelled radiator and a doorway to a walk-in wardrobe.

WALK-IN WARDROBE

With hanging rail and shelved storage space.

EN-SUITE BATHROOM

With close coupled wc, pedestal wash hand basin and fitted bath with chrome side mounted taps and above the bath a Grohe power shower unit and glass dividing screen. There is attractive white tiling, spotlighting to the ceiling, dual powered heated chrome towel rail and shaver socket. Water is heated by an electric immersion heater. This is a very pleasant bathroom.

The master bedroom also has lovely views to the west over surrounding countryside as well as a fitted super king size bed head and bedside drawer cabinets.

From the lobby which leads to the master bedroom a door connects on to a ladies dressing room which could easily be a fifth bedroom to the house if required.

DRESSING ROOM/BEDROOM FIVE

With two tall secondary glazed windows with views up to St. Marys Church and an extensive arrangement of fitted mirror fronted wardrobes and storage cupboard which gives excellent storage space. There is also a double panelled radiator.

BEDROOM TWO

16'4 x 9'5 (4.99m x 2.88m) south facing
A double bedroom with a tall secondary glazed sash window with lovely views over the gardens, picture rail, double panelled radiator and door to the linen shelved store cupboard as well as a double and single wardrobe storage space. This bedroom also has access to the attic.

ATTIC

Access to the attic is via a pull-down ladder. It has flooring, lighting, storage and extensive hanging space and 6" roof insulation installed.

BEDROOM THREE

16'1 x 8'11 (4.91m x 2.72m) south and east facing

A double bedroom which is light and bright, with three Georgian style windows and secondary glazing and views overlooking the gardens. The room has a double panelled radiator and fitted double wardrobe cupboards.

BEDROOM FOUR

9'5 x 7' (2.87m x 2.14m) east facing

With single panelled radiator.

FAMILY BATHROOM

With a super white three piece suite with contoured panelled bath and Jacuzzi fittings, side mounted taps, Grohe power shower, curved glass screened surround, white ceramic tiling, close coupled wc, pedestal wash hand basin with fitted mirror above, shaver socket, high quality ceramic floor tiling, lovely window views overlooking the approach to the house and St. Mary's Church, heated chrome towel rail and radiator.

EXTERNALLY

The gardens and grounds that surround the property are magnificent and the entrance to the house is through a discreet lane to the south side of St. Mary's Church. The entrance from the lane leads through stone pillars. A beautiful brick wall (originally part of the walled garden to The Vicarage) lies to the northern elevation. The gravel driveway curves around manicured lawned gardens with beautifully stocked flower and shrub borders. The driveway has a hammerhead with parking area adjacent to the second entrance to the house.



The property is well screened and has good privacy, with tall silver birch and other trees, protecting vision from neighbouring properties. The lawned gardens are well cared for and lead around the side of the property to its south and western elevation, where they open up to provide beautiful family gardens. The beech hedging to the side of the property is a feature.

DOUBLE GARAGE

23' x 18'6 (7.00m x 5.64m)

Stone built with a pitched slate roof, eaves storage space, fluorescent tube lighting, power supply, sliding doors, external lighting and a cold water supply outside, providing excellent storage and space for two cars.

The gardens and grounds surrounding the property are believed to extend to 1.858 acres. To the southern elevation of the house there is a family garden, enclosed by a timber paling fence, ideal for children and small dogs. It is a lovely lawned area with beautiful flowers and planting to the front terrace and paved patio. The house is surrounded by climbing roses and the whole exterior of the property is protected with halogen security lighting.

The lawned gardens outside the fence continue through an open meadow and walkways, with curved beech hedging and tall mature trees to the southern and western boundaries adjacent to the burn, which forms part of the boundary. The gardens include a couple of maturing apple trees and to the eastern boundary of the property there is a timber storage shed for garden furniture etc.



ESTATE AGENTS NOTE

The lane leading to the property provides access to two houses, St Mary's House and Churchlee, and to the fields at the end of the lane. The owners of the houses and the fields have rights of way over the lane.

SERVICES

The property has mains electric and water services, as well as private drainage.

TENURE

Freehold.

FLOOD RISK

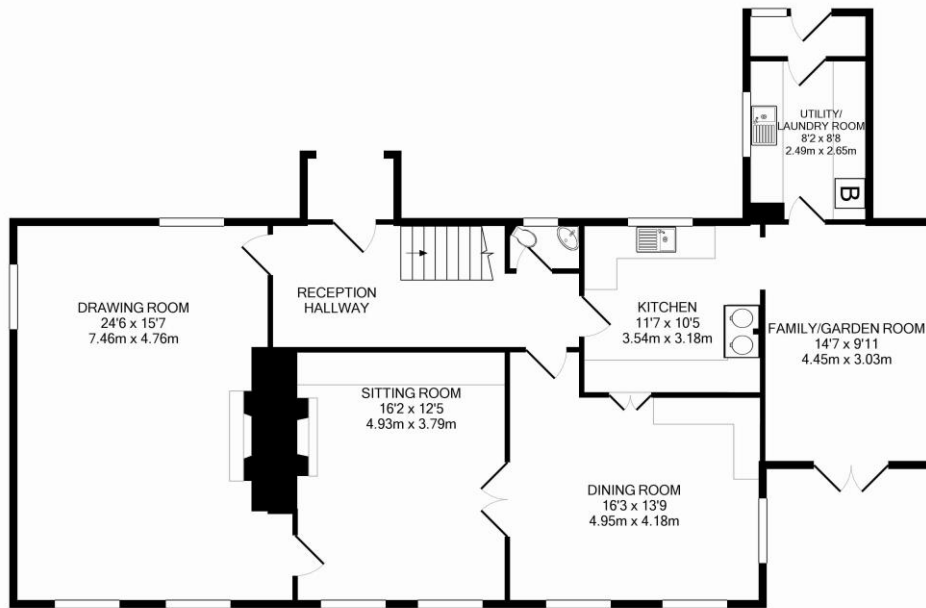
Please see website www.environment-agency.uk

COUNCIL TAX

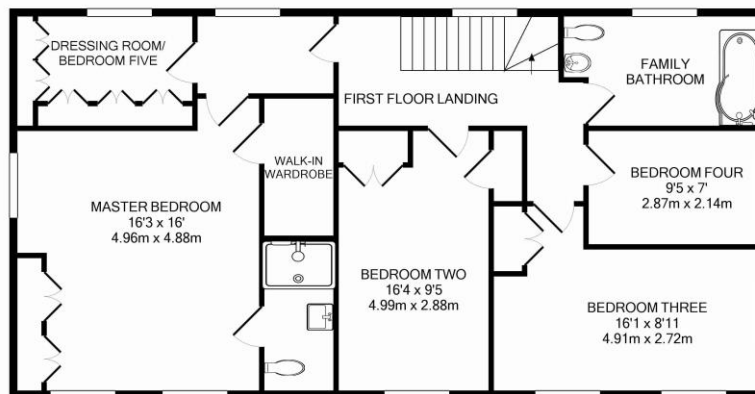
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ENERGY PERFORMANCE RATING

Grade: D



GROUND FLOOR



1ST FLOOR

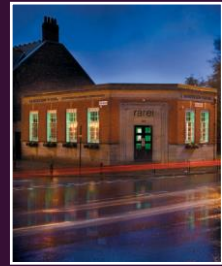
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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