



Hawthorn Cottage, East Heddon, Heddon on the Wall, Newcastle upon Tyne NE15 0HD

SITUATION AND DESCRIPTION

Hawthorn Cottage is an impressive and well-proportioned detached stone built cottage, located in a stunning rural setting with open aspect views, two large driveways, a double garage and beautiful landscaped gardens. The four bedroom period cottage, formerly two cottages, offers deceptively spacious single storey accommodation, with lovely traditional retained features including stone inglenook fireplaces, original wooden doors and exposed stonework and beams.

The accommodation briefly comprises: entrance hallway, sitting room with inglenook and cast iron wood burning stove, fabulous open plan farmhouse kitchen and dining room with beamed vaulted ceiling, utility/boot room, family room/study, four bedrooms, ensuite to guest double, two bathrooms, double garage, two driveways and superb rural views.

This excellent family home sits on a narrow country lane in the small hamlet of East Heddon, with lovely landscaped east facing rear gardens, gravel and stone terraced seating areas and a large pond with a water feature. East Heddon is only a short distance from the A69 and Stamfordham Road for easy commuting to Newcastle and Ponteland.

The property comprises:

RECEPTION HALLWAY

11'2 x 5' (3.40m x 1.52m)

An attractive hallway with a flagged floor, roof light, exposed stonework and traditional doors to the sitting room and kitchen/dining room.

LIVING ROOM

18' x 17'1 (5.84m x 5.20m)

An elegant sitting room with a cast iron wood burning stove set into a stone inglenook fireplace, with double glazed windows to the front and rear elevations giving views to the garden and open fields. In the sitting room there is reclaimed wood flooring, feature beams to the ceiling, part wood panelled walls and two radiators with decorative covers. A door leads to a pantry/store in addition to access to the rear garden.

Doors lead from the sitting room to the main hallway.

KITCHEN/DINING ROOM

Dining area:

18'6 x 13'4 (5.63m x 4.06m)

A fabulous dining and entertaining space with a vaulted, open beam ceiling, reclaimed wood flooring, two Velux windows to the roof and attractive exposed stonework. The dining room has two radiators, a double glazed window to the front and opens through to the kitchen.

Kitchen area:

17'7 x 10'3 (5.35m x 3.12m)

A fabulous farmhouse style kitchen with wood fronted wall and base cabinets with granite worktops and a central island incorporating a breakfast bar. The kitchen has inset spots to the ceiling, space for a range style cooker, Belfast style sink, integrated fridge and a double glazed window overlooking the garden, pond and fields.

A door leads from the kitchen through to the utility/boot room.

UTILITY/BOOT ROOM

11'3 x 6'6 (3.42m x 1.98m)

This utility room has a wall unit, shelves and base units with a Belfast style sink, plumbing for a washing machine and space for a tumble dryer. There is a double glazed window to the side and a glazed door leading to the rear garden. In addition to the double radiator, there is an integrated fan heater to the base unit and a 'Sheila Maid' clothes airer. A large book cupboard/pantry is accessed via a painted wooden door. The utility room has a quarry tiled floor.

MAIN HALLWAY

3'1 x 41'8 (0.94m x 12.69m)

This hallway has wood flooring, two double glazed windows overlooking the rear garden, loft access and built-in storage cupboard with shelving. There is a radiator and doors leading to the bedroom accommodation and family room/study.



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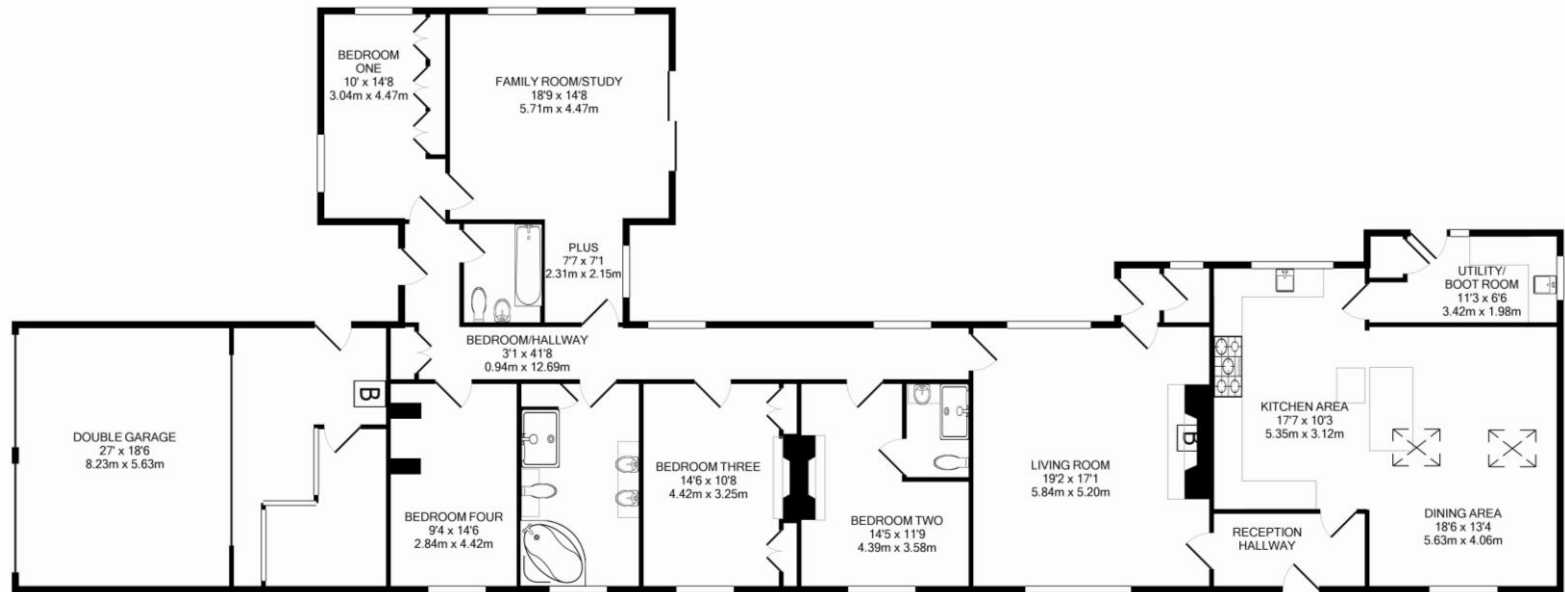
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FAMILY ROOM

18'9 x 14'8 (5.71m x 4.47m) plus 7'7 x 7'1 (2.31m x 2.15m)

An excellent sized and versatile reception room to the extended northern end of the cottage. The family room has south facing double glazed patio doors to the rear garden, double glazed windows to the rear and side giving views over the fields, two radiators and a door opening to the bedroom one/annexe bedroom.

BEDROOM ONE

10' x 14'8 (3.04m x 4.47m) maximum inclusive of wardrobes

This double bedroom has built-in wardrobes with shelving and hanging, double glazed windows to the rear and side elevations, radiator and door to the family room/study. This bedroom could form part of an annexe providing self-contained accommodation with bedroom/sitting room and bathroom to the northerly elevation of the cottage.

BATHROOM

7'2 x 6'4 (2.18m x 1.93m)

This internal bathroom has a white bath with a wash hand basin, close coupled wc, inset spots and a radiator.

BEDROOM TWO

14'5 x 11'9 (4.39m x 3.58m) maximum inclusive of ensuite

This guest double bedroom has a cast iron and tiled fireplace with faux marble surround, double glazed window to the front elevation, radiator and door to the ensuite shower.

ENSUITE SHOWER

The tiled ensuite shower has a mains corner shower, close coupled wc, basin in vanity unit, inset spots, white ladder radiator and a tiled floor.

BEDROOM THREE

14'6 x 10'8 (4.42m x 3.25m)

This double bedroom is currently used as a games room, has a double glazed window to the front, cast iron fireplace, built-in wardrobes and a radiator.

BEDROOM FOUR

9'4 x 14'6 (2.84m x 4.42m) maximum

This bedroom has a stone inglenook fireplace with a double glazed window to the front, recessed shelving and a radiator.

FAMILY BATHROOM

14'4 x 7'1 (4.36m x 2.15m)

This well appointed tiled family bathroom has a corner bath with separate hand held shower attachment, twin wash hand basins in vanity unit with storage, close coupled wc and separate, double length mains shower. The bathroom has a window to the front elevation, inset spots, recessed shelving, full length linen cupboard and chrome ladder radiator.

DOUBLE GARAGE

27' x 18'6 (8.23m x 5.63m) maximum inclusive of workshop

This large, substantial garage has two up and over doors, power and lighting. There is an oil boiler to the floor and a door to the side courtyard area.

EXTERNALLY

Hawthorn Cottage is on a small country lane and has large driveways to each end of the cottage providing off street parking for several cars.

The rear garden has excellent privacy from the stone wall to the boundary and is landscaped to include a central lawned area, large pond with water feature, gravel and stone flagged seating areas and easily maintained borders. The garden has a beautiful, mature magnolia tree, purpose built barbecue area and a separate screened children's lawned area at the northern end of the cottage.

SERVICES

The property has mains electric and water, private drainage and oil heating.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: F



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Price Guide: £435,000

