Whorlton Hall Lodge
Whorlton
Price Guide: £525,000
SITUATION AND DESCRIPTION
A fabulous opportunity to purchase this fantastic three bedroom conversion in the semi-rural location of Whorlton; only 6 miles north of Newcastle city centre. The property is situated on a site extending to 2 acres, with stabling and paddock, ideal for those looking for equestrian facilities.

Entrance hallway, fantastic open plan living area and kitchen, conservatory, TV/family room, master bedroom with en-suite and dressing room, two further double bedrooms, luxury bathroom/wc, utility room, rear conservatory/porch, private driveway with secure gated entrance, ample parking for several cars, detached garage, stable block, outbuildings, lawned gardens and patio area, fenced paddock.

This eco friendly home has been refurbished to an exceptional standard by the current owners, with the addition of solar panels, ground source heat pump supplying hot water and central heating and a private septic tank.

The property comprises:

ENTRANCE HALLWAY
Access from the front entrance. The entrance hallway has ceiling coving and rose and decorative architraves with dado rail. There is a storage meter cupboard, security alarm panel, amtico style flooring and radiator with doors leading to the bedroom accommodation.

BEDROOM ONE
14’1 x 12’4 (4.30m x 3.76m)
Master double bedroom with uPVC windows to front and side elevations, ceiling rose and two radiators. There is an open archway leading to the en suite bathroom and dressing area.

ENSUITE BATHROOM/DRESSING AREA
13’2 x 7’10 (4.02m x 2.39m)
With contemporary suite comprising bath, close coupled wc and wash hand pedestal basin. There is full tiling to the walls and floor, radiator and ceiling spot lighting. The dressing area has a frosted uPVC window to the side elevation, ceiling spotlighting and space for fitted wardrobes.

BEDROOM TWO
14 x 12’5 (4.27m x 3.79m)
A double bedroom with uPVC window to the side elevation, radiator, laminate wood flooring and loft ladder access.

BEDROOM THREE
12’5 x 12’5 (3.79m x 3.79m)
Currently used as a home gym. This third double bedroom has a uPVC window to the front elevation, radiator and laminate wood flooring.

BATHROOM
14’4 x 6’10 (4.37m x 2.09m)
This luxury family bathroom has a suite comprising bath with mixer tap, square contemporary wash basin housed in a wood vanity unit and closed wc with high gloss wenge wood style casing, double walk in shower cubicle with rain shower and glass door. The bathroom has splash back tiling and tiled flooring with under floor heating, frosted uPVC window to the side elevation and chrome ladder radiator.

From the hallway a door leads to the open plan living room, dining room and kitchen.

LIVING ROOM/DINING ROOM/KITCHEN
30’3 x 12’8 plus 7’9 x 7’6 (9.22m x 3.87m plus 2.37m x 2.29m)
The contemporary kitchen is fitted with a range of basin full height units with granite worktops.
incorporating an inset circular sink with drainer. There is an integrated double oven, electric hob, dishwasher and space for low level fridge. There is ceiling spot lighting, antico style flooring and radiator. The kitchen is in turn open to the living area with uPVC double doors leading to a courtyard patio area, multi fuelled stove with granite hearth, two radiators and wall lighting. There is a uPVC window to the rear elevation over looking the surrounding countryside and paddock.

A door leads to the family room.

**FAMILY ROOM**

14’3 x 13’3 (4.35m x 4.04m)
The second reception room is currently used as a family/cinema room with uPVC window to the side elevation, ceiling spotlighting, radiator and telephone point.

From the kitchen double doors lead to the conservatory.

**CONSERVATORY**

15’9 x 13’8 (4.81m x 4.17m)
This uPVC conservatory has a glass roof with vaulted ceiling and exposed stone walling. There are double doors leading to the garden and patio area.

**UTILITY ROOM**

7’11 x 6’6 (2.42m x 1.99m)
Accessed via the kitchen the utility room has a continuation of base units with roll top work surfaces incorporating a circular sink and drainer. There is space for a washing machine, an American fridge freezer, splash back tiling and flooring.

A door in turn leads to the rear porch/second conservatory.

**SECOND CONSERVATORY**

The second conservatory to the side of the property gives access to the driveway and patio area.

**DETACHED GARAGE**

With up and over door

**EXTERNALLY**
The property is accessed via secure electric gates with a large drive way providing parking for several cars. There is a detached garage in a block, timber gate leading to the rear entrance porch and patio garden and a secondary gate into the lawned paddock. There is a stable block comprising of two stables with tack room/hay barn. With internal and external lighting power and automated water feeders and outside tap. There are additional outbuildings including greenhouse and log store, terrace and lawned areas with mature trees, plants and flower beds.

**AGENTS NOTE**
The property benefits from a 3.3KW solar panel system providing electricity to the property and a ground source heat pump supplying hot water and central heating, circulation system to all rooms, private septic tank.

**SERVICES**

Mains include electricity and water.

**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
1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.

2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

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