



rare! From Sanderson Young



Holly House
Medburn



Holly House, Medburn, Ponteland, Newcastle upon Tyne NE20 0JE

Guide Price £1,100,000

Holly House is an impressive stone built detached house, located towards the western edge of Medburn, with fabulous gardens and open aspect views towards the open fields and countryside. The superb, five bedroom family home, is one of two individual detached houses accessed via secure electric gates, with private gates then leading to an extensive driveway and double garage. The house, built in 2007, offers generous and flexible accommodation over two floors, all finished to a high specification throughout - with attractive wood floors, plantation shutters to the main reception rooms, contemporary fitted kitchen and beautiful bathrooms/ensuites. The stunning gardens have been completely landscaped and planted by the current owners, with mature trees to the boundary, well stocked borders and rockeries, extensive lawns, and stone terraced seating areas. Beyond the driveway, owned by Holly House, with neighbouring Medburn House having access over, is a further lawned garden area leading down to the small burn and overlooking the adjacent fields.

Vestibule | Fabulous reception hallway with glazed French doors to the main reception rooms | Sitting room with feature gas fire, with regulated flue for an open fire if required, and windows and French doors, with plantation shutters, to three elevations | Dining room with French doors opening to the family/cinema room | Versatile 3rd reception room with projector fittings to the ceiling., ideal as a snug or family/cinema room | Ground floor shower room/wc | Beautiful open plan kitchen/breakfast room, with a range of wall and base cabinets with granite worktops - large central island with breakfast bar, AEG induction hob and indoor barbecue, SMEG double oven and microwave, integrated dishwasher (new 2020), and space for a freestanding American style fridge/freezer. French doors open to the terrace and garden | Utility room with access to the garage | First floor landing
Magnificent master bedroom suite with walk in wardrobe with open hanging and shelving | Contemporary ensuite with walk in shower, twin wash hand basins and wc | Guest double bedroom | Ensuite shower/wc | Study/5th bedroom | Two further double bedrooms with doors giving access to a Jack n Jill ensuite shower | Jack n Jill ensuite shower/wc | Family bathroom /wc

The house has an attached double garage, currently used as a games room and further boot room/store, with two electric garage doors and a door to the rear garden. To the rear of the garage is a terraced seating area, and a secure gate to the side with water tap/supply.

Services: Mains electricity and water | LPG heating system | Foul Treatment Plant shared with two other houses | Tenure: Freehold
Council Tax Band: H | EPC Rating: D









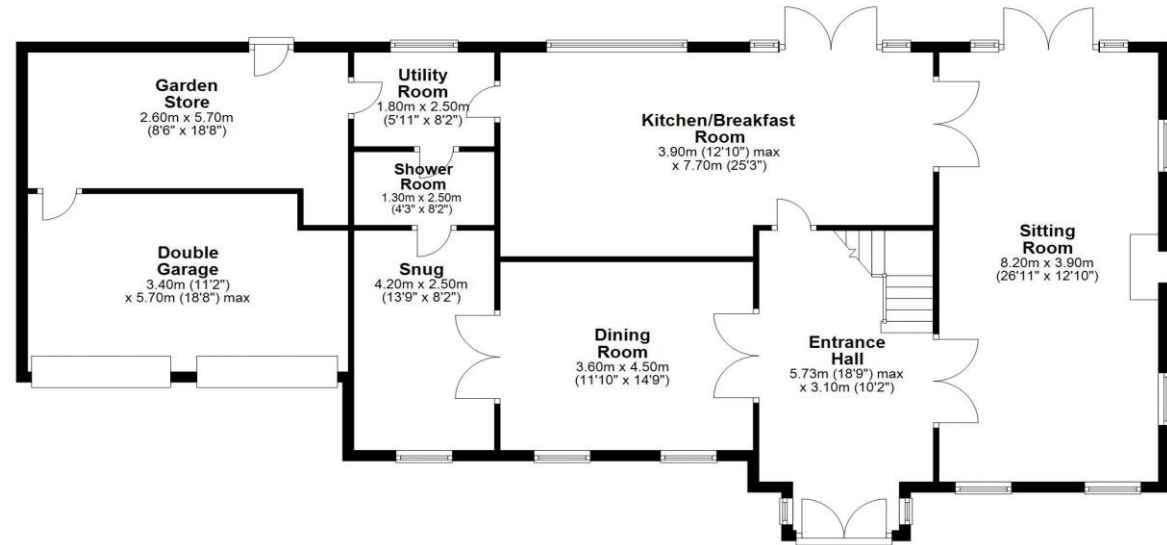






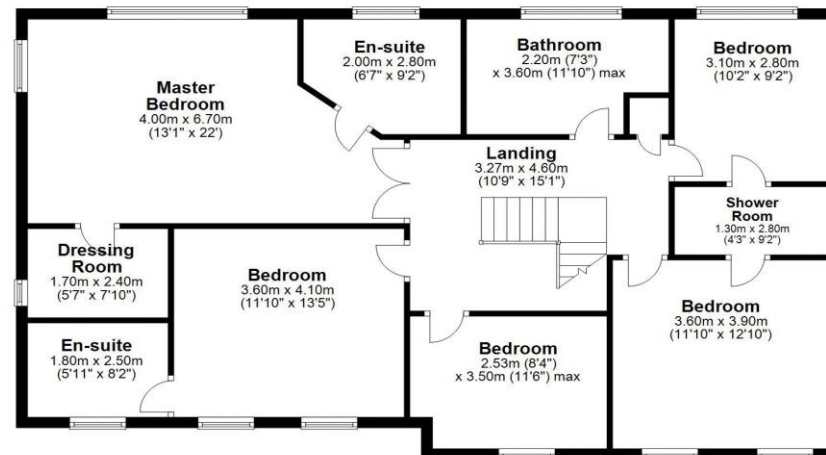
Ground Floor

Approx. 149.8 sq. metres (1612.7 sq. feet)



First Floor

Approx. 112.8 sq. metres (1213.8 sq. feet)



Total area: approx. 262.6 sq. metres (2826.5 sq. feet)

Holly House, NEWCASTLE UPON TYNE



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LANDMARK INFORMATION

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