



### 3 bed detached house to buy in

High Westwood, High Westwood,  
Newcastle upon Tyne, Durham, NE17 7RD

# £469,950

🛏 x 3 🚿 x 2 🚿 x 1

Tenure

**Freehold**

Double Garage parking

Garden

### Property features

- ✓ Three bedroom stone built detached house
- ✓ Lounge, kitchen/dining room and utility room
- ✓ Two bathrooms
- ✓ The property has been renovated throughout
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: F
- ✓ Heating supply: Air Source Heat Pump
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Once in a lifetime opportunity to purchase this unique three bedroom stone built property located in the rural village of High Westwood. This property has been re structured and designed via an architect to create more open space and picturesque patio doors opening up the rear landscaped gardens and countryside views. The property offers excellent size rooms all round with underfloor heating throughout the ground floor. The current owner has re wired the property, added some Sash windows and electric air heat pump and solar panels generating over £700 per annum.

The property offers many features such as a hand made wooden kitchen, inglenook fireplace with multi fuel stoves, tiled and wooden flooring, jack and jill bathroom. There are two spacious reception rooms with wooden feature sliding doors opening up to offer excellent open plan living. The fabulous bespoke staircase takes you to the first floor landing with its open space offering a office/study area and double glazed windows with open aspect countryside views. Three good size bedrooms and a jack and jill bathroom.

The grounds and gardens surround the property with double wrought iron gates leading to parking for a number of cars, storage sheds and lovely gardens with various options to extend further and open Countryside views.

There is a double detached garage which is currently being used as a work shop, with it being double skimmed and installation this gives many potential use.

High Westwood is located approximately 1 mile from Ebchester, which is a pleasant village lying close by an excellent access route into Newcastle providing strong commuter routes to the major towns throughout the region. The renowned Metrocentre can be reached in approximately 20 minutes while Newcastle, Hexham, and Durham are approximately 30 minutes by car with Corbridge and its exclusive boutiques also within a short drive. The village itself is picturesque and benefits from primary school, village shop, village hall (with an abundance of community spirited activities), there are public houses and restaurants close by in the village and other neighbouring villages.

The property is close to a number of scenic rural walks such as the Derwent Walk which is just beyond the fields. Spectacular woodland walks lead along the River Derwent together with fishing from the banks. Holyoak House is within 20 minutes of the De Vere Slaley Hall leisure suite which offers golf and a gym amongst other facilities. For the commuter Newcastle International Airport, Newcastle and Durham Rail Stations and the A1 are all extremely accessible, providing excellent transport links.

We cannot recommend highly enough viewing to property to fully appreciate what this wonderful property has to offer.

Council Tax Band: D

Tenure: Freehold

Price: £469,950

Property Type: Detached House

USPs: Garden

Parking: Double Garage, Driveway

Year built: 1900

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Source of flood: Other

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: Yes

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Air Source Heat Pump

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance hall

Feature stain glass window entrance door, tiled floor with underfloor heating, under stairs cupboard, tow front aspect double glazed sash windows, feature wooden staircase to the first floor. doors into utility room and kitchen/dining room.



## Utility Room

Fitted wall and base units, work tops, space for a washing machine, Belfast sink, extractor fan, under floor heating, tiled floor, double glazed rear aspect sash window, double glazed rear aspect door.



## Shower Room

White three piece suite comprising step in shower cubicle, pedestal wash hand basin, low level w.c. extractor fan, under floor heating, double glazed front aspect sash windows.



## Kitchen/Dining Room

Hand made wooden kitchen with fitted wall and base units incorporating counter work tops with a double Belfast sink, electric cooker point, partly tiled walls, tiled floor with under floor heating, Inglenook fireplace with multi fuel stove, double glazed front aspect window, double glazed rear aspect patio doors overlooking the rear garden and countryside. Double wooden sliding doors into the lounge.



## Lounge

Feature fireplace with multi fuel stove, wooden flooring with under floor heating, double glazed rear aspect window, double glazed rear aspect patio doors overlooking the rear garden and countryside



## First floor landing/Office/study area

Office/study area with wooden flooring, double glazed front aspect sash window.



## Further landing

Wooden flooring, triple radiator, two double glazed rear aspect windows with open countryside views, access to loft space.



## Bedroom One

Double glazed front aspect window and double glazed side aspect sash window, triple radiator, wooden flooring, door into jack and jill bathroom.



## Bathroom

Jack and jill bathroom into the bedroom and landing, three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c. tiled floor, partly tiled walls, heated towel rail, extractor fan, double glazed front aspect sash window.



## Bedroom Two

Double glazed rear aspect window, triple radiator, wooden flooring.



## Bedroom Three

Double glazed rear aspect window, triple radiator, wooden flooring.



## Front and side aspect gardens

Double wrought iron gates leading to concrete and gravelled driveway for a number of cars, garden shed, wood shed, laid mainly to lawn with plant, shrub and tree borders, stone walls and fence boundaries



## Rear garden

Landscaped rear garden with feature plant and flower display, paved patio area, plant, tree and shrub borders, hedged boundaries with open countryside views.

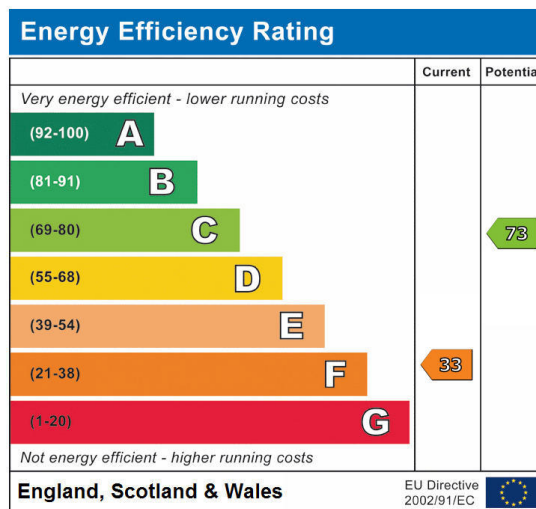


## Double garage

7.90m x 7.90m (25'11" x 25'11")

Double detached garage currently being used as a work shop, Power points and lighting, double doors and front aspect window, side aspect door, The garage is double skimmed and installation.





High Westwood, High Westwood, Newcastle upon Tyne, Durham, NE17 7RD

Contact your local branch today for more information on this property:  
**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,**  
**admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

