



Bridge End House

Berwick Hill

This luxurious cottage is available for sale with no onward chain, beautiful south facing views, a convenient location a short drive from Ponteland and solar panels & battery storage providing electricity and water heating. The front door opens to an inviting hallway giving access to the principal rooms of the property. There is an impressive family room with feature fireplace and stove, a comfortable lounge with stunning views over the fields and an elegant open plan breakfasting kitchen with central island, seating area, exceptional views to the front and access to the utility room. Completing the layout is a lavish family bathroom, three generous bedrooms and an opulent en-suite shower room. Externally there is an attached double garage, a sizeable driveway and a wonderful garden laid to lawn with views over the fields towards Ponteland. Bridge End House is a short drive from a range of amenities in Ponteland village including shops, pubs, transport links, restaurants, highly regarded schools and excellent leisure facilities.

Guide Price: £750,000

ROOK
MATTHEWS
SAYER

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



Bridge End House

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Entrance Hall

The double-glazed front door opens to a welcoming hallway with luxury flooring, spotlights, radiators and loft access.

Bedroom One 13'6 Max into recess x 12'2 (4.11m x 3.70m)

A lovely room with double glazed window to the side, carpeted flooring, radiator and spotlights.



En-suite Shower Room

This elegant suite has a shower enclosure, wash hand basin inset to feature storage, WC, LED mirror, heated towel rail, a double-glazed window to the rear, extractor fan, spotlights and tiled walls and flooring.

Bedroom Two 12'1 max x 13'3 (3.68m x 4.03m)

This beautiful room has a double-glazed window to the front with views over the garden and fields beyond, carpeted flooring, spotlights and a radiator.



Bedroom Three 10'6 x 8'6 (3.20m x 2.59m)

A charming room with double glazed window to the rear, carpeted flooring and radiator.

Bathroom

An opulent suite with feature bath tub, shower enclosure, wash hand basin inset to feature storage, WC, heated towel rail, LED mirror, spotlights, extractor fan, double glazed window to the rear, and tiled walls and flooring.

Lounge 11' x 12'8 (3.35m x 3.86m)

A luxurious living space with multi fuel stove, exceptional views through the double-glazed window to the front, luxury flooring, spotlights, radiator and an opening to the sitting room.



Sitting Room/Dining Room 14'10 x 10'5 (4.52m x 3.17m)

This versatile area is open to the kitchen and benefits from a double-glazed window to the front, fireplace with multi fuel stove, luxury flooring and radiator.

Kitchen Breakfast Room 18'10 x 21'7 (5.70m x 6.57m)

A lavish kitchen with quartz work tops, central island breakfast area, electric hob and cooker hood above, sink unit inset, under unit lighting, integrated appliances including a dishwasher, bin drawers, double ovens and microwave and space for an American fridge freezer. There is a sizeable seating area with double glazed windows and doors to the garden, feature wall radiators, luxury flooring, spotlights and double-glazed windows to the rear.

Utility Room 6'6 x 10'6 (1.98m x 3.20m)

A useful space with fitted wall and base units, tiled flooring, gas boiler, extractor fan, spotlights and radiator.

Garden

The landscaped garden has stunning rural views towards Ponteland. The garden is approximately 1/4 of an acre and benefits from gated access, paved areas, a sizeable driveway and a generous lawn.

Garage

There is an attached double garage to the side with light and power.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: LPG

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Right of way on private access road / Shared septic tank

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: C

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Floor Plan
Floor area 179.8 sq.m. (1,936 sq.ft.)

TOTAL: 179.8 sq.m. (1,936 sq.ft.)

Bridge End House, Berwick Hill

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

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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