



Bridgend House

Woolington

This beautifully maintained extended property benefits from a wonderful private plot circa 0.5 acres and exceptional features including an indoor exercise pool and gym. The front doors open to a fabulous open plan reception hallway with an impressive feature fireplace. There is a luxurious breakfasting kitchen with central island, high quality appliances and a lavish dining area for entertaining. An inner hallway leads to the comfortable living room, charming Amdega conservatory overlooking the garden, formal dining room and a sumptuous sitting room/snug with access to the swimming pool and gym with shower room and WC. To the first floor is an extensive principal bedroom suite that could be used as a separate annex with flexible mezzanine area, en-suite shower room and dressing room. There is a stylish modern bathroom with luxurious spa bath, a balcony accessed from the landing, generous second bedroom with feature roll top bath tub and en-suite WC, an impressive shower room and a further four bedrooms, one of which benefits from an en-suite shower room. Externally the property is accessed by electric gates which open to a vast driveway, a detached double garage and beautifully maintained gardens laid to lawn with mature planted borders and paved seating areas to enjoy the tranquil surroundings. Bridgend House is situated in an exclusive location with excellent amenities nearby including highly regarded schools, transport links by road, Metro, bus and air, shops close by in Kingston Park and a range of pubs, restaurants and leisure facilities. Council tax band H - EPC TBC.

OIRO £1,695,000

ROOK
MATTHEWS
SAYER

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

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

Bridgend House

Woolsington

Entrance Double glazed doors open to a fabulous reception area with traditional feature fireplace and access to the luxurious open plan kitchen

Kitchen Dining Room and Family Area 31'2 x 24'5 (9.50m x 7.44m) A lavish dining kitchen with an impressive central island, granite work surfaces, a range of high quality integrated appliances and double glazed windows and French doors opening to the rear terrace. There is a generous dining area, family room with double glazed doors to the garden and access for the formal dining room and sitting room.

Sitting Room 18'5 x 12'9 (5.61m x 3.89m) This comfortable dual aspect room benefits from a double glazed bay window to the front, a double glazed window overlooking the rear garden and access to the swimming pool.

Swimming Pool 23' x 16'6 (7.01m x 5.03m) A fabulous pool area with beautiful décor and a stunning resistance swim spa, double glazed bay window to the front, door to the side garden and access to the gym.

Gym Shower Room and WC 15'9 x 10'5 (4.80m x 3.18m) This opulent multi-functional room benefits from a gym area, shower enclosure, wash hand basin inset to fitted storage, WC and a double glazed window to the rear.

Inner Hallway Double doors lead from the kitchen to the inner hallway with stairs to the first floor landing and a door to the living room.

Living Room 20'2 x 17'2 (6.12m x 5.23m) A lovely room with double glazed bay window to the front, feature fireplace and access to the conservatory and dining room.

Conservatory 16'7 x 9'9 (5.05m x 2.97m) An impressive 'Amdega' conservatory with French doors opening to the patio in the garden. This room is perfect for entertaining and has beautiful views of the garden.

Formal Dining Room 13'11 x 13 The formal dining room benefits from double glazed doors opening to the garden and a door to the family area in the kitchen.

First Floor Landing Stairs lead to the sizeable first floor landing with double glazed doors opening to a wonderful balcony.

Bedroom Two 13'2 x 17'10 (4.01m x 5.44m) This expansive dual aspect bedroom has a double glazed window to the front and side, a magnificent feature roll top bath and convenient en-suite WC.

Bedroom Four 13'10 x 10'4 (4.22m x 3.15m) This charming room benefits from wonderful views of the garden through the double glazed window to the side.

Shower Room A modern shower room with shower enclosure, wash hand basin inset to feature storage, heated towel rail, WC and double glazed window to the front.

Bedroom Six 12'10 x 8'10 (3.91m x 2.69m) This beautifully decorated room has a traditional feature fireplace, a double glazed window to the front and an en-suite shower room.



En-suite Shower Room The en-suite shower room benefits from a shower enclosure, WC and wash hand basin.

Night Hall A quiet night hall leading to:

Bedroom Five/Study 19'3 x 9'11 (5.87m x 3.02m) This versatile room is currently being used as a dressing room/study but would make a lovely bedroom and benefits from a double glazed window to the front.

Bathroom An elegant bathroom with an exceptional quality contemporary suite comprising of a spa bath, wash hand basin, WC and double glazed window to the front.

Bedroom Three 13'10 x 9'11 (4.22m x 3.02m) A well proportioned bedroom with double glazed window to the front and fabulous decoration.

Sitting Room/Studio/Principal Bedroom 34'7 x 16'6 (10.58m x 5.03m) This multi-use room could be used as the principal bedroom although it is currently being used as an annex living room/studio with the bedroom on the mezzanine above. The room benefits from double glazed windows to the front and rear and is flooded with natural light, there is a staircase that leads to:

Mezzanine Area 16'4 x 10'9 (4.98m x 3.28m) This area is currently being used as the annex bedroom but could also be used as an office or sitting room.

Shower Room A stylish shower room with shower enclosure, wash hand basin inset to feature storage, WC, heated towel rail and access to the dressing room.

Dressing Room 15'4 x 13'8 (4.67m x 4.17m) A superb space with hanging rails, clothes storage and access to the boiler room.

Garden and External The property benefits from a secluded plot in a prime location with automated gates and an expansive driveway, turning circle with water fountain and detached double garage. The garden is approximately 0.5 acres and benefits from a generous lawn, beautiful patio and terrace areas, mature planted borders and wonderful mature trees.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: GAS
Broadband: FIBRE CABINET
Mobile Signal Coverage Blackspot: NO
Parking: DRIVEWAY AND GARAGE

MINING

The property is known to be on a coalfield and is 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

Listed NO
Conservation Area? NO
Restrictions on property? NO
Easements, servitudes or wayleaves? NO
Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO
Risk of Flooding: 1 & 3
Any flood defences at the property: NO
Coastal Erosion Risk: LOW
Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

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: H EPC RATING: TBC P00007118ECEC25.06.2024v1



EPC TO GO HERE



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.

16 Branches across the North-East

