



Breckney House

Dissington Lane

This wonderful self-build architect designed home benefits from open plan living, an exceptional plot circa 2.05 acres and no onward chain. The front door opens to an inviting entrance lobby with cloak room and door to an impressive reception hallway with vaulted ceiling, stove, dining area and bi-fold doors to the garden. There is a lavish breakfasting kitchen with beautiful views of the garden, utility room with door to the double garage, a guest WC, music room/sitting room and a luxurious living room with feature alcove and access to the patio in the garden. To the first floor is a stunning open landing with views as far as Simonside hills and a useful study area and four double bedrooms with en-suite facilities and exceptional views from each bedroom. Externally there is an expansive driveway with parking for several vehicles, a double garage and a mature garden with patio areas to enjoy the surroundings. To the rear is a separate paddock with access from the garden and a right of way from the Medburn road. This wonderful property is in a sought-after location close to amenities in Darras Hall and Ponteland and is a short drive from Newcastle Airport, Callerton Parkway Metro station and the A69.

Asking Price: £1,200,000

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SAYER

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Entrance Hall 11'1 x 6'2 (3.37m x 1.87m)

A double-glazed entrance door opens to this impressive hallway with double glazed windows to the front, tiled flooring and cloakroom/boot room.

Reception Hall open to Dining Room 19'5 max x 46'7 (5.91m x 14.1m)

A wonderful open plan space with vaulted ceiling and bifold doors to the garden. This light and airy space has solid wood flooring, a feature stove and fabulous dining area for entertaining.



Ground Floor WC 6'6 x 5'10 (1.98m x 1.77m)

With wash hand basin, WC, tiled walls, solid wood flooring, extractor fan and double-glazed feature window to the front.

Sitting Room 19'5 x 19'7 (5.91m x 5.96m)

This wonderful room has a double-glazed window to the side, double glazed box bay windows to the front, two double storage cupboards and solid wood flooring.

Living Room 22 x 18'4 max into box bay (6.70m x 5.58m)

A fabulous room with stylish feature wall and opening with granite inset, incredible views of the garden through double glazed windows to the rear, double glazed doors to the side and solid wood flooring.



Kitchen Breakfast Room Family Area 22' max into box bay x 21'10 (6.70m x 6.65m)

An elegant fitted kitchen with granite worktops, sink unit inset and a range of high-quality integrated appliances including a dishwasher, induction hob with extractor, two electric ovens, microwave and space for an American fridge freezer. There is a double-glazed box bay window to the rear, a double-glazed door to the side, double glazed doors to the patio, tiled flooring and storage cupboard housing the central heating water tank.

Utility Room 5'11 x 15'7 (1.80m x 4.74m)

A useful space with fitted units, work surfaces, sink unit, tiled flooring, double glazed door to the side and spaces for a washing machine and dryer.

Double Garage 18'5 x 21'11 (5.61m x 6.68m)

A vast space with two electric garage doors to the front, double glazed windows to the side, oil boiler and equipment for the air source heat pump.



Landing 23'7 x 16'1 (7.18m x 4.90m)

A contemporary landing with exceptional views towards the Cheviot Hills. There is solid wood flooring, two double glazed dormer windows to the front, wall lights and a lovely office area.

Bedroom One 12'11 x 17'9 plus recess, sloping ceiling (3.93m x 5.41)

A beautiful room with exceptional views through floor to ceiling windows to the rear. This room benefits from luxury vinyl flooring, eaves storage, fitted cupboards and access to the en-suite shower room.

En-Suite Shower Room 6'4 x 9'9 (1.93m x 2.97m)

With shower enclosure, wash hand basin, WC, fitted storage, tiled walls and flooring, heated towel rail, extractor fan and two Velux windows.

Bedroom Three 12 x 12'11 sloping ceiling (3.65m x 3.93m)

A charming bedroom with lovely views through the double-glazed window to the front, luxury vinyl flooring, eaves storage and fitted cupboards.

En-suite Bathroom 6'4 x 6'9 (1.93m x 2.05m)

A stylish bathroom with bath tub, wash hand basin inset to storage, WC, heated towel rail, tiled walls and flooring, extractor fan and two Velux windows.

Bedroom Two 17'10 plus recess x 12'11 sloping ceiling (5.43m x 3.93m)

A luxurious room with floor to ceiling double glazed windows to the rear overlooking the garden, wood flooring, eaves storage, double storage cupboards and access to the en-suite bathroom.

En-suite Bathroom 6'5 x 9'9 sloping ceiling (1.95m x 2.97m)

A modern bathroom suite with contemporary free standing bath tub, WC, wash hand basin, fitted storage, tiled walls and flooring, extractor fan, heated towel rail and two Velux windows.

Bedroom Four 12'11 x 12 plus recess sloping ceiling (3.93m x 3.65m)

A luxurious room with double glazed window to the front, luxury vinyl flooring, eaves storage and double storage cupboards.

En-suite Shower Room

A modern room with shower enclosure, WC, wash hand basin, tiled walls and flooring, heated towel rail, extractor fan and Velux window.

Externally there is parking for several vehicles on a block paved driveway with electric gates, fenced boundaries, planted borders and access to the double garage. To the rear is a lovely garden laid to lawn with patio areas for entertaining, mature borders and an additional paddock to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Air Source Pump

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage with 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.

TENURE

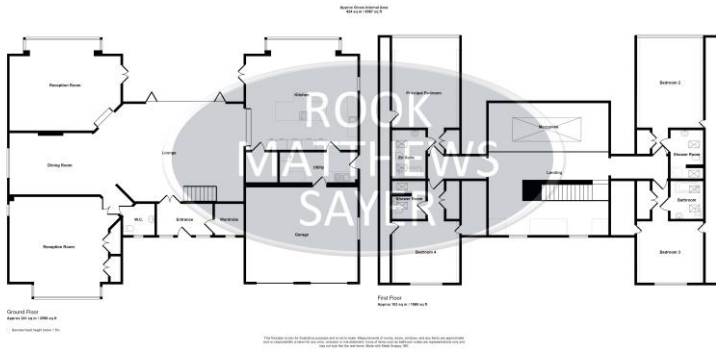
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: G

EPC RATING: C

P00007202.EC.SCJ.17092024.V.2





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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