



The Walled Garden, Matfen, NE20 0RP

FINE LIVING







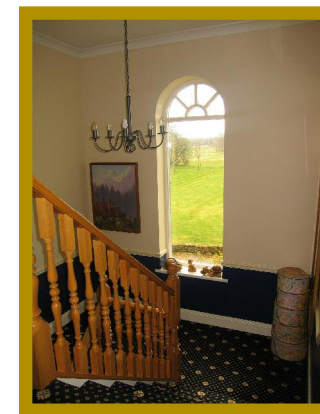




# The Walled Garden, Matfen, NE20 0RP



We understand from the current owners this delightful property was constructed circa 1998, and is situated in ground of circa 1 acre. This magnificent home has some wonderful features and delightful views over Matfen Hall Golf Course. This impressive home, built in stone, is approached via a private driveway, through woodland with pond and waterfalls, including two five bar electronically operated gates providing an in and out access with a turning circle. With only four properties in this secluded location, yet lying within walking distance of Matfen Village centre including public house, village shop/coffee shop and Matfen Hall with leisure and golf facilities.



## Price on Application

Rarely does such an impressive and imposing property come to the market. The accommodation briefly comprises:- Entrance vestibule providing access to cloakroom/wc and double doors leading onto spacious entrance hall. This property flows incredibly well with versatile entertaining accommodation including drawing room with conservatory off, family room, formal dining room with garden room directly off, magnificent live-in bespoke breakfasting kitchen with a range of appliances, ample space for table and chairs and indeed sofa. From the breakfasting kitchen access to a side wing, which could easily be adapted to form a granny wing if required and the current accommodation includes inner lobby, laundry/utility room, which could be converted to a kitchen, double garage and above the double garage, presently utilised as a games room could be a sixth bedroom with its own bath and shower room/wc. The first floor accommodation – landing with magnificent arched window overlooking the grounds of this property and Matfen Hall golf course beyond and providing access to all bedrooms and the family bathroom/wc. The master suite includes an extensive range of fitted wardrobes, dressing table, and leads directly to the en suite bathroom/wc with bath and double steam shower, bedroom two/guest bedroom with en suite facilities and three

further double bedrooms, and separate family bathroom/wc. The property is in good decorative order throughout, and is heated via oil fired central heating and benefits from security alarm system, double glazed windows to wood frames. This is truly set in a wonderful idyllic setting, with Matfen village boasting good road links to Hexham, Corbridge, Newcastle and Ponteland to name but a few and an internal and external inspection is essential. Approached via a private single track road leading through woodland, with a private bridge, electronically operated five bar gate, provides access to this semi circular driveway with turning circle, and second electronically operated gate returning back to the private lane. Front gardens are laid with extensive lawn area, mature trees, an abundance of shrubs, hedges, ornamental pond/water feature with waterfall. To the rear, extensive lawns with magnificent views over the south facing garden and overlooking the Matfen Hall golf course. The boundary to the side of the property includes walled garden, and to the rear, stone Ha Ha providing the boundary to the golf course. To the rear of the garage, stone flagged patio area and terrace.

**ENTRANCE VESTIBULE** with external door, central heating

radiator, coved ceiling and door to –

**CLOAKROOM/WC** fitted with vanity corner basin with cupboard beneath and wc., part tiled walls, central heating radiator, wall cupboard.

Glazed double doors lead to –

**ENTRANCE HALL** with two central heating radiators, dado rail and coved ceiling, stairs to first floor landing and inner hallway providing access to the east and west wings.

**PRINCIPAL DRAWING ROOM** 23' 11" (7.29m) x 17' 0" (5.18m) a delightful formal room with windows overlooking the formal front and back gardens. The main feature of this room is a feature stone fireplace with detailing, stone hearth incorporating coal burning fire set in open grate with brick insert, windows to rear overlooking the garden and Matfen hall golf course in the distance, three central heating radiators, wall light points, coved ceiling, dado rail, tv and telephone points and standard lamp sockets which can be controlled by a wall switch, part glazed door leads to –

**CONSERVATORY/GARDEN ROOM** a delightful room measuring 14' 4" (4.37m) x 12' 7" (3.84m) with beautiful views over open countryside including walled garden, grounds and golf course in the distance, this versatile room has a number of uses including gymnasium, garden room, sitting room to name but a few. Laminate flooring, central heating radiator, wood panelled roof and door leading to the front and back.

Further reception rooms – access from the entrance hall –

**FAMILY ROOM** (rear) 16' 4" (4.98m) x 16' 0" (4.88m) a light and spacious room with laminate flooring, central heating radiator, chimney breast with Jetmaster fire on stone hearth, wall light points, tv and telephone points, coved ceiling, glazed double doors leading to patio terrace and gardens.

**DINING ROOM** 12' 8" (3.86m) x 13' 2" (4.01m) with central heating radiator, coved ceiling, wall light points, part glazed double doors leading to –

**GARDEN ROOM** 12' 2" (3.71m) x 11' 7" (3.53m) benefiting from double doors onto gardens and patio, two central heating radiators, tv point.

To the west wing –

**MAGNIFICENT LIVE-IN BREAKFASTING/ KITCHEN** with an overall measurement of 22' 1" (6.73m) (6.4m) x 21' 0" (6.4m) this bespoke hand painted kitchen has an extensive range of wall and floor units with a mixture of Corian and granite work surfaces, double inset sink with centre tap, American style fridge freezer with ice maker and water dispenser, range of appliances including Neff stainless steel double oven, four ring ceramic hob, inglenook style recess with wooden mantle, exposed brick and concealed lighting. This room is complemented by a slate floor, wiring for wall mounted plasma/lcd tv., ample space for table, chairs or sofas, windows overlooking both the front and rear elevations, walk-in shelved pantry and steps leading up to the side entrance with door providing access to –

**INNER HALLWAY** laminate flooring, central heating radiator, access to –

**CLOAKROOM/WC** with wc, central heating radiator, laminate

flooring, dado rail, extractor fan and door to –

**UTILITY/LAUNDRY ROOM** (potential to convert to second kitchen if this wing is used as a granny wing) 13' 9" (4.19m) x 6' 5" (1.96m) fitted with a range of white wall and floor units, oil fired central heating boiler, stainless steel sink unit, plumbing for washing machine, space for tumble dryer, window to rear, Megaflow hot water tank, central heating radiator, stable door providing access to gardens.

From the inner hallway, door to –

**DOUBLE GARAGE** 18' 9" (5.72m) x 19' 5" (5.92m) with twin electrically operated up and over doors, power and lighting, water supply, door to side and rear gardens.

Above the garage and access from the inner hallway –

**GAMES ROOM/BEDROOM SIX** 17' 2" (5.23m) x 11' 6" (3.51m) two Velux windows, central heating radiator, ideal for a variety of uses and having access to –

**EN SUITE BATHROOM/WC** fitted with a three piece suite including wc., wash hand basin, heated towel rail, bath with shower over, window to front and extractor fan.

From the entrance hall, central staircase provides access to –

**FIRST FLOOR LANDING** with attractive spindles and Newell posts, magnificent arch window with views across the south facing garden and Matfen Hall golf course in the distance, 6 windows overlooking the formal front gardens, access to –

**MASTER BEDROOM SUITE** 17' 10" (5.44m) x 15' 10" (4.83m) maximum, with the inclusion of fitted wardrobes plus **DRESSING AREA** of 9' 1" (2.77m) X 6' 5" (1.96m) extensively equipped with a range of Limes Oak fitted wardrobes including drawer unit, dressing table and two window seats, windows to both front and rear, two central heating radiators, tv and telephone point and access to –

**EN SUITE BATHROOM/WC** with five piece white suite comprising panelled bath, bidet, wash hand basin, wc., double steam shower cubicle with seat, fully tiled walls, dado rail, heated

towel rail, shaver point, window to side.

**BEDROOM TWO** 15' 11" (4.85m) x 18' 3" (5.56m) tv point, central heating radiator, spotlighting to ceiling, two windows overlooking south facing rear garden and golf course.

**BEDROOM THREE** 16' 11" (5.16m) x 11' 0" (3.35m) with windows over the south facing rear garden and golf course and further window to front, central heating radiator, access to –

**EN SUITE SHOWER ROOM/WC** fitted with a white three piece suite including corner shower cubicle, wash hand basin, wc., window to side, extractor fan, tiled walls, central heating radiator.

**BEDROOM FOUR** 16' 5" (5m) x 10' 9" (3.28m) plus fitted wardrobes, window overlooking rear gardens and golf course, central heating radiator.

**BEDROOM FIVE** 13' 3" (4.04m) x 12' 5" (3.78m) windows to rear overlooking rear garden and golf course, fitted wardrobes, central heating radiator, glazed door leading to roof terrace.

**FAMILY BATHROOM/WC** fitted with a five piece suite comprising separate shower cubicle, panelled bath, wash hand basin with cupboard beneath, wc., bidet, spotlights to ceiling, shaver point, heated towel rail, leaded detailed arched window with Peacock motif to front, oval courtesy mirror and extractor fan.

**EXTERNALLY** Extensive grounds of circa 1 acre. Approached via a private road providing access via a woodland avenue through five bar electronically operated gates, dry stone wall, ornamental pond with water feature, extensive lawns, range of mature trees and shrubs, Tarmac driveway providing access to the double garage. To the rear, extensive lawns with magnificent views over the south facing garden and overlooking the Matfen Hall golf course. The boundary to the side of the property includes walled garden, and to the rear, stone Ha Ha providing the boundary to the golf course. To the rear of the garage, stone flagged patio area and terrace.

R004 Ravensworth 01670 713330











