



WOODSIDE

Milbourne | Ponteland



Woodside

Milbourne | Ponteland | NE20 ODG

Magnificent country property surrounded by stunning gardens and grounds of circa 2 acres including open lawns, fabulous terrace and summerhouse/ cocktail bar with patio

From: £1,995,000

Ponteland Village Centre 1.5 miles, Newcastle International Airport 3.6 miles, Newcastle City Centre 10.4 miles, Morpeth 12.2 miles, Corbridge 14.8 miles, Hexham 21.4 miles (all distances are approximate)

- Fabulous detached family home, refurbished to an extremely high spec
- Separate detached bungalow, ideal for multi generational living
- 11,000 sq ft of beautifully presented accommodation in total
- Magnificent garden site of approximately 2 acres

rare!
From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500



DESCRIPTION:

Woodside provides a fabulous, detached, family home occupying a magnificent garden site extending to just under 2 acres with a separate three bedroom detached bungalow in the grounds, ideal for multi-generational living. This magnificent country property offers over 11,000 sq ft of beautifully presented accommodation in total and is accessed through a large timber gate, set back from the road, leading to a sweeping driveway with lighting and open courtyard, as well as a detached triple garage currently used as a large gym but could equally be utilised as a home office, dance studio or games room with bar; a separate driveway branches off to the bungalow.

MAIN HOUSE:

The principal house, which has been recently refurbished throughout to an extremely high specification, offers 6700 sq ft of luxurious accommodation over three floors, reconfigured to allow for good flexible family living, and briefly comprises:

Ground Floor: Entrance hallway with grand staircase | Cloakroom | WC | Spacious sitting room | Family room | Fully equipped cinema room with state of the art projector, sound system and seating | Large garden room with excellent natural light and views over the gardens | Superbly equipped kitchen/dining room with a range of high quality mahogany cabinets and appliances, an island, granite worktops and a breakfast bar | Fully fitted laundry room



WOODSIDE



WOODSIDE





WOODSIDE

First Floor: Principal bedroom suite with dressing room and en suite bathroom | Two further double bedroom suites with en suite facilities and one with a dressing room | Study

Second Floor: Two further bedrooms, both with en suites and one with a dressing room and balcony
Externally, the outstanding gardens and grounds surrounding Woodside are the property’s most impressive feature and include open lawns and a fabulous terrace area. There is a summer house/cocktail bar with its own patio terrace adjacent to a timber decking area, a gym/garage and a workshop.

Planning Permission: Planning permission is in place to demolish the existing main house and replace it with a new 2 storey, 5 bedroom dwelling (24/00204/FUL & 22/03788/FUL), replace the garden room with part extension above providing a bedroom (20/02570/FUL), and a Certificate of Lawful Development is in place to create a single storey leisure annex to the rear garden of the main house (22/02695/CLPROP).

Services: Mains electricity and water | Biomass heating system (Main House) & LPG heating (The Bungalow) | Tenure: Freehold | Council Tax Band: G | EPC Rating: D (Main House) & E (The Bungalow)



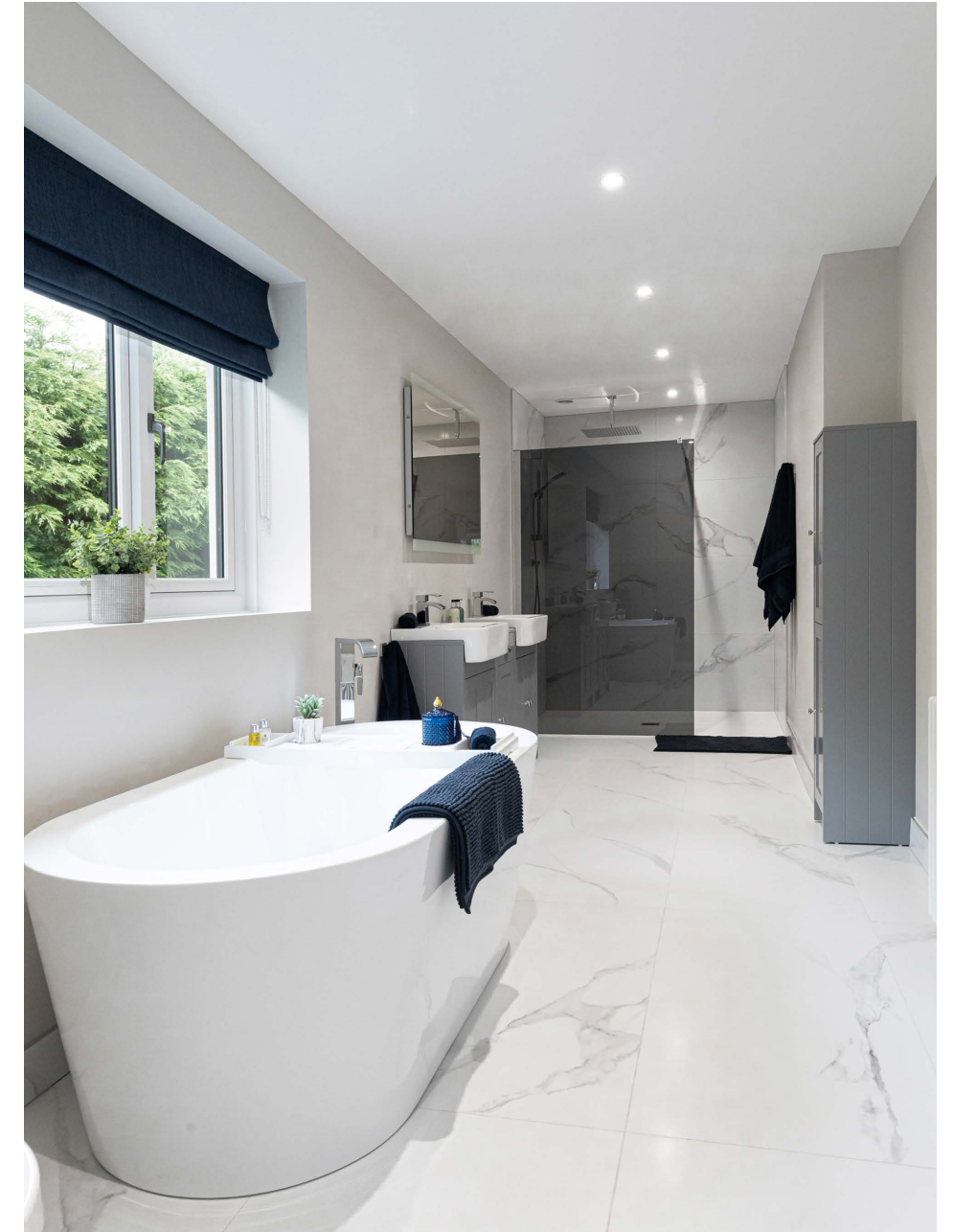
WOODSIDE



10

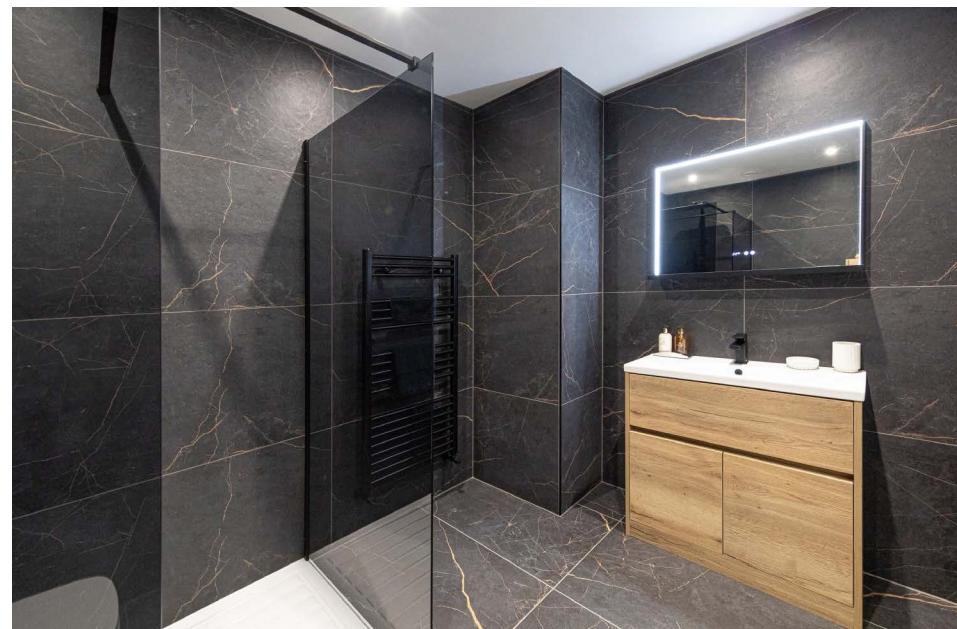


WOODSIDE



11

WOODSIDE

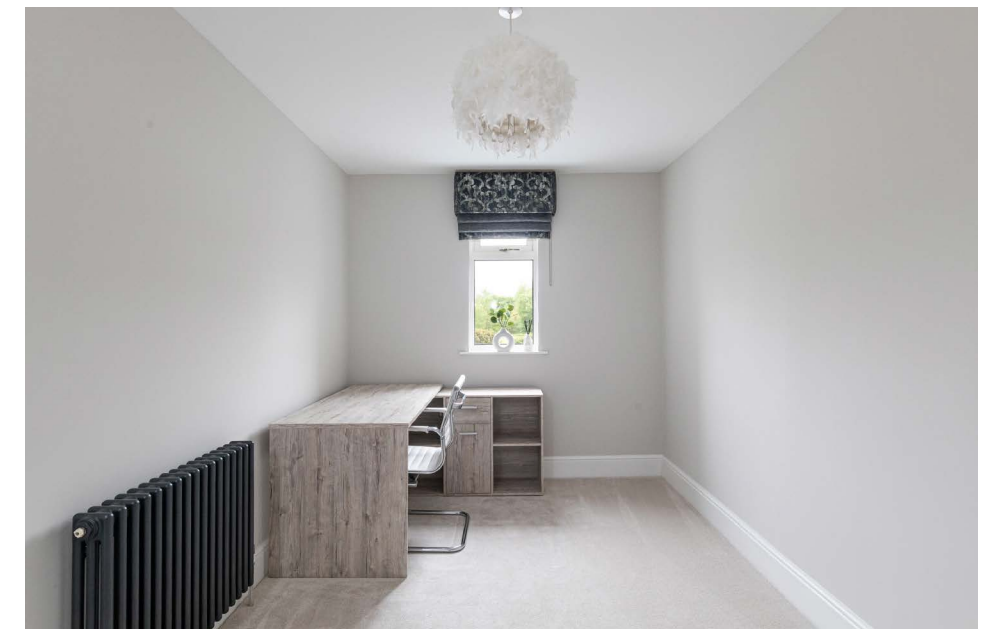


12

WOODSIDE



13





WOODSIDE



16

WOODSIDE

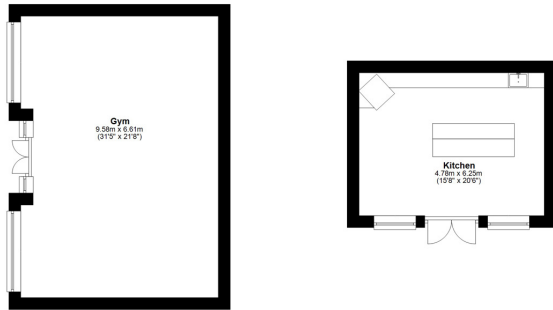


17

MAIN HOUSE - FLOORPLANS

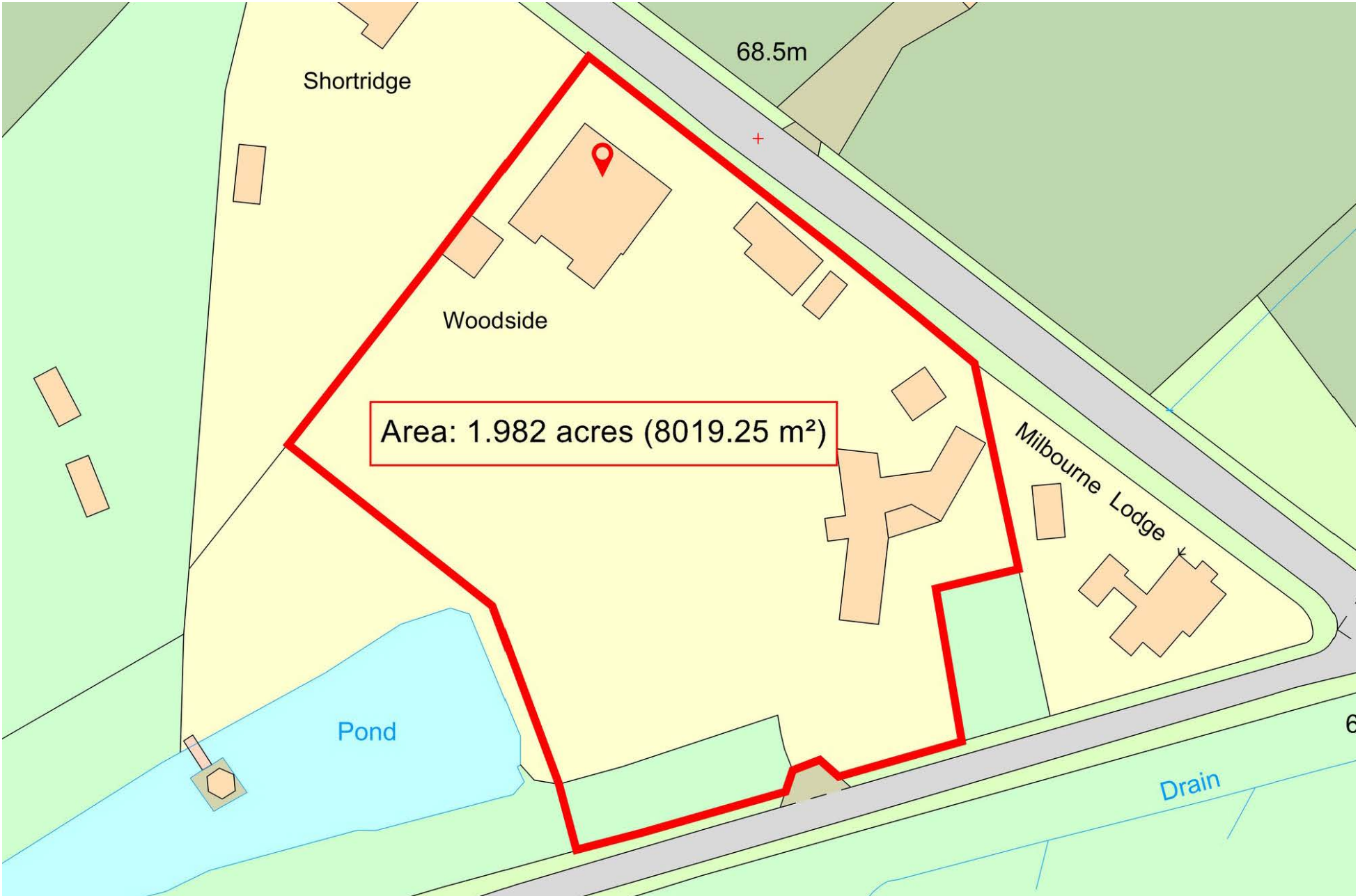


Total area: approx. 621.1 sq. metres (6685.6 sq. feet)



Total area: approx. 90.8 sq. metres (977.2 sq. feet)

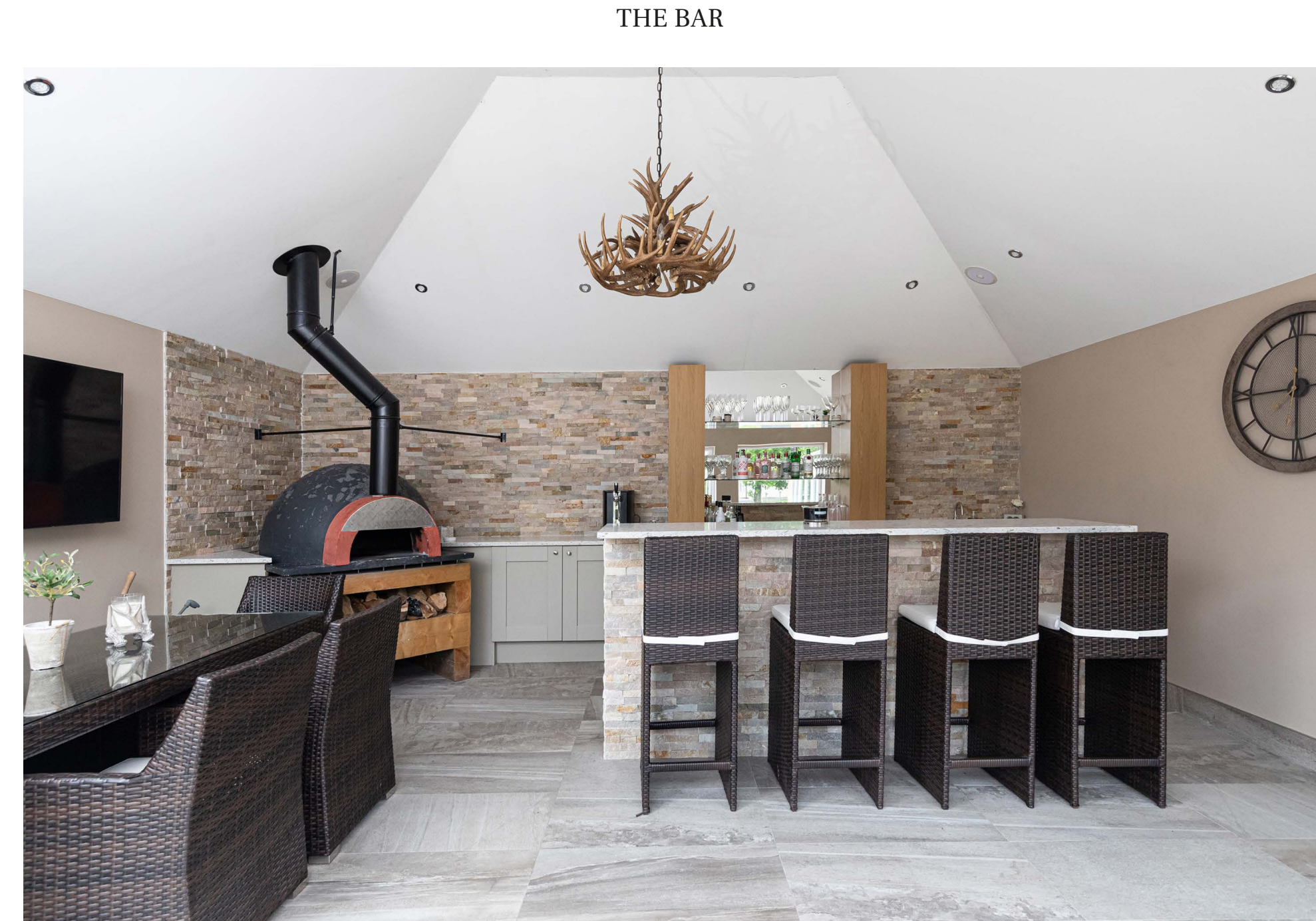
SITE PLAN





THE GYM









THE BUNGALOW:

Hallway | Open plan kitchen, dining and living area with granite worktops, integrated appliances, large island and patio doors to the garden | Garden room | Utility room | Boiler room | WC | Fabulous principal bedroom suite with fitted wardrobes, an en suite shower room and access to the garden | Two further spacious bedrooms | Shower room | Car port | Workshop



THE BUNGALOW

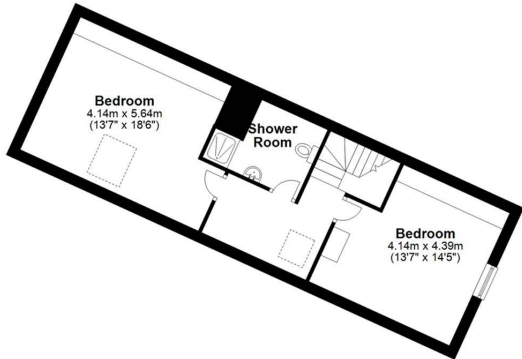
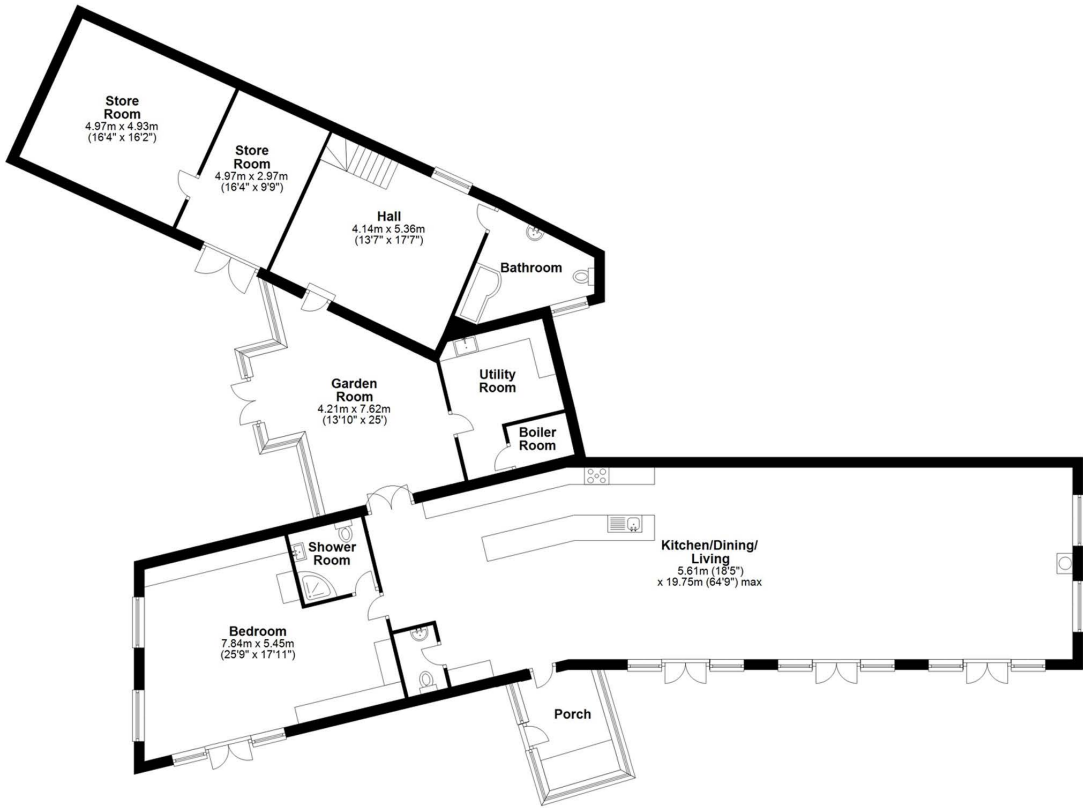


THE BUNGALOW





THE BUNGALOW - FLOORPLANS



Total area: approx. 326.9 sq. metres (3518.5 sq. feet)

rare!

From Sanderson Young

Sanderson Young rare! Office
95 High Street | Gosforth
Newcastle upon Tyne | NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500