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KIRKLEY, NEWCASTLE UPON TYNE, NE20

Offers Over £695,000

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Charming three-bedroom cottage set within beautifully landscaped gardens, offering characterful living spaces and stunning views.

The property combines cottage charm with a versatile layout, featuring a cosy snug, a separate living room with a feature fireplace and a dual-aspect Mowlem kitchen with integrated appliances. The dining area provides a natural gathering space, with bi-fold doors opening onto the rear garden, while further bi-fold doors connect the kitchen and living room with the outside. Upstairs, three generous double bedrooms include fitted wardrobes to two rooms and an en-suite shower room to the third, complemented by a family bathroom and useful additional storage. The beautifully landscaped gardens to the front and rear, together with the property's stunning views and charming gated entrance, create a wonderful sense of setting and privacy.

Situated in Kirkley, near Newcastle upon Tyne, the cottage enjoys a rural Northumberland setting while remaining within reach of Ponteland and Morpeth for shops, cafés, restaurants and everyday amenities. The surrounding countryside offers attractive walking routes and open green spaces, while road links provide access towards Newcastle and the wider North East.

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The internal accommodation comprises a welcoming entrance hallway, accessed via a charming gated entrance and featuring Clifford Chapman staircase rising to the first floor. The ground floor benefits from a convenient WC and bathroom, alongside a versatile layout offering several inviting reception spaces. To the right of the hallway is a cosy snug, where a large window overlooking the front of the property allows natural light to fill the room, creating a comfortable additional reception area.

The kitchen and living accommodation provide an excellent setting for both everyday living and entertaining. The dual-aspect kitchen is fitted with a range of wall and base units alongside integrated appliances, with bi-fold doors opening onto the garden. The adjoining dining area also benefits from bi-fold doors to the rear garden, creating a bright and sociable space with an attractive connection to the outdoors. To the left is a separate living room, featuring an attractive fireplace and bi-fold doors opening to the front, adding further character and flexibility to the ground-floor accommodation.

The first-floor landing provides access to three well-proportioned double bedrooms, two of which benefit from fitted wardrobes, while the third enjoys its own en-suite shower room. A useful storage area accessed from the landing adds further practicality, and a well-appointed family bathroom completes the first-floor accommodation.

Externally, the property is approached through a charming gated entrance and benefits from beautifully landscaped gardens to both the front and rear. The established outdoor spaces complement the cottage's character, providing attractive areas for relaxing and entertaining. Stunning views further enhance the setting, creating a particularly appealing backdrop to this distinctive home.





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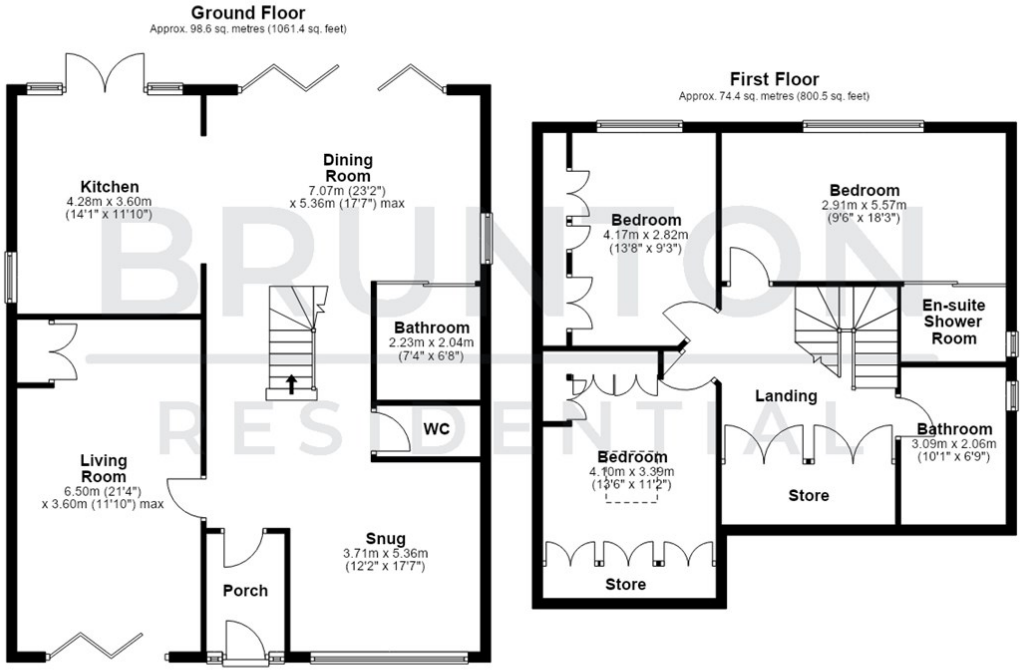
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 173.0 sq. metres (1861.9 sq. feet)



