



## Kirkley March

### Kirkley

This magnificent home benefits from elegant traditional features and a fabulous plot just a short drive from Ponteland. The property was constructed in approximately 1861 and was formerly a school, with live in schoolmistress accommodation. The current owners have sympathetically extended and upgraded the residence, as a result School House boasts generous room sizes, a versatile layout, exceptional features and beautiful gardens. The front door opens to an entrance lobby and formal dining room with French doors to a sizeable garden room. There is a luxurious kitchen opening to a wonderful breakfast room overlooking the garden, a useful utility room, large ground floor WC and an inner hall leading to the study/ground floor bedroom. Three stairs lead to an incredible living room with charming arched windows, impressive ceiling height and feature fireplace. To the first floor is an enviable master bedroom suite with dressing room and modern en-suite bathroom. There are a further three bedrooms, a contemporary shower room and stairs leading to an additional double bedroom on the second floor. Externally there is a sizeable driveway leading to the detached garage, log store/general storage area and a well-proportioned outbuilding giving potential for further development. School House boasts magnificent mature gardens to all sides circa 1/3rd of an acre with generous lawn, paved areas for entertaining and an array of colourful plants, shrubs and fruit trees. Kirkley March is a highly sought after location with highly regarded schools locally for all ages including further education at Kirkley Hall college. There is a selection of excellent shops, pubs, restaurants, leisure facilities and transport links in the nearby village of Ponteland. A viewing is absolutely essential to fully appreciate the size and charm of this unique residence.

## Asking Price: £850,000

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SAYER

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**Entrance Lobby** with entrance door and window to the front, traditional tiled flooring and alarm pad.

**Dining Room 16 x 20'3 max into recess (4.88m x 6.15m)**

This impressive room has a double-glazed window to the front, traditional beams, carpeted flooring, under stairs cupboard, radiator, wall lights and doors to the garden room.

**Kitchen 9'4 x 22'8 (2.84m x 6.91m)**

An elegant refurbished kitchen with high quality units, granite work tops, sink unit inset, space for a range oven with extractor above, integrated dishwasher and microwave, under unit lighting, spotlights, coving to the ceiling, contemporary wall radiator, tiled flooring, double glazed window to the rear, door to the utility room and French doors to the breakfast room.

**Breakfast Room 10'10 x 11'4 (3.30m x 3.45m)**

A stylish room overlooking the garden with double glazed windows to the side and rear, tiled flooring, vaulted ceiling, radiator, wall lights and spotlights.

**Garden Room 24'04 max x 10'11 irregular shape (7.37m x 3.33m)**

This stunning room has double glazed French doors to the garden, a vaulted ceiling, spotlights, carpeted flooring, double glazed windows to the rear and side.

**Utility Room 11'10 x 6'10 (3.61m x 2.08m)**

A useful Room with double glazed windows to the rear and side, stable door to the side, storage cupboard, fitted storage units with work surfaces, enamel sink unit, radiator, central heating boiler, tiled flooring and splashbacks.

**Ground floor WC**

With wc, wash hand basin, radiator, vinyl flooring and coving to the ceiling. Inner Hallway With tiled flooring, radiator and three stairs up to the living room.

**Bedroom Five/Study 11 x 15'11 (3.35m x 4.85m)**

This versatile room has carpeted flooring, double glazed windows to the side and rear, spotlights and a radiator.

**Living Room 16 x 18'9 (4.88m x 5.72m)**

This incredible room benefits from fabulous arched windows to the front and double-glazed windows to the side. There is a beautiful feature fireplace with multi fuel stove, decorative coving and ceiling rose, carpeted flooring and radiators.

**First floor landing** the landing has carpeted flooring, a Velux window and storage.

**Bedroom One 16'11 x 12' (5.16m x 3.66m)**

A luxurious master bedroom with vaulted ceiling, spotlights, carpeted flooring, radiator and double-glazed windows to the rear and side. Dressing Room A convenient space with double glazed window to the side, carpeted flooring, radiator, hanging rails, shelving, spotlights and radiator.



### En-Suite Bathroom

A modern bathroom benefitting from a bath tub, WC, wash hand basin, tiled walls and flooring, mirrors inset, spotlights and a heated towel rail.

**Bedroom Three 9'2 x 16'2 (2.79m x 4.93m)** This dual aspect room has double glazed windows to the front and side, carpeted flooring, wall lights and a radiator.

**Shower Room** the stylish shower room has a double-glazed window to the rear, shower enclosure, wash hand basin, WC, heated towel rail, tiled walls and flooring, extractor fan and spotlights.

**Bedroom Four 7'3 plus recess x 12 max into recess (2.21m x 3.66m)** This bedroom has lovely views through a double-glazed window to the front, carpeted flooring, radiator, spotlights, loft access, hanging rails and shelving.

**Bedroom Five 7'3 x 9' (2.21m x 2.74m)** With double glazed window to the rear, carpeted flooring, radiator and storage cupboard. Second Floor Landing Stairs to carpeted second floor landing with eaves storage, access to loft space and Velux window.

**Bedroom Two 14'11 x 16'1 reduced head height (4.55m x 4.90m)** A generous room with feature window to the front, carpeted flooring, radiator, exposed roof trusses and two Velux windows.

**Externally** the property has mature gardens with sizeable lawn, paved areas, colourful planted orders and a selection of shrubs and trees. There is a well-proportioned driveway, a detached garage and sizeable outbuilding.

**Detached Garage 18'8 x 19 (5.69m x 5.79m)** Two garage doors to the front, skylight, power and lighting and window to side. There is an outside store to the rear of the garage ideal for storage of logs and garden machinery.

**Outbuilding 12' x 29'7 (3.66m x 9.02m)** This versatile space has a concrete floor and is constructed from breeze blocks and wood. The building is separated into three areas and has stable doors to the front, windows in the potting shed area, light and power.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank

Heating: Oil

Broadband: Fibre

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

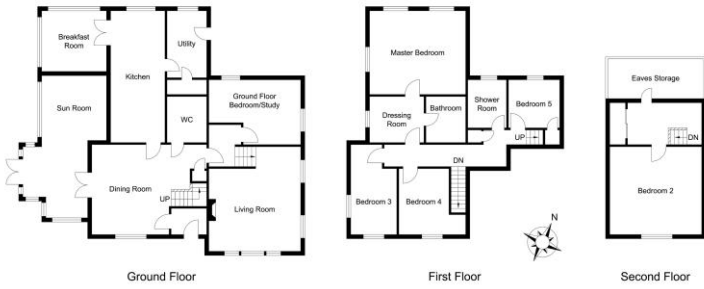
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: E**

**EPC RATING: E**

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School House, Kirkley

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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