



# *West Farm House*

PRESTWICK, NE20 9TX

**RMS** | Rook  
Matthews  
Sayer

INCORPORATING  
*Fine* LIVING



5 BEDROOMS  
2 BATHROOMS  
3 RECEPTION ROOMS

OFFERS OVER  
**£900,000**

- Detached Farm House
- Approx 2.5 Acres
- Two Generous Reception Rooms Plus Office
- Modern Dining Kitchen
- Four Double Bedrooms
- Loft Room
- Gated Driveway
- Double Garage



## *Immaculate detached property*

This immaculate five-bedroom detached house is offered for sale in Prestwick Village on the outskirts of Newcastle upon Tyne, set within approximately 2.5 acres including a paddock and stables, making it particularly suitable for families seeking outdoor space.



## *Generous light-filled living room*

The ground floor provides three reception rooms: a generous living room with large windows, fireplace, built in cabinets and wood burning stove; a formal dining room with log burner; and a versatile home office/gym.



# *Well-appointed kitchen*

The well-appointed kitchen features granite worktops, good natural light and dining space, complemented by a separate utility room.





## *Standout master bedroom*

The generous master bedroom enjoys two windows and an ensuite bathroom with shower cubicle and bathtub.



## *Luxurious bedrooms & bathroom*

Three further double bedrooms, with two of those benefitting from built-in wardobes. The modern family shower serves these bedrooms. A loft provides a fifth bedroom with lounge area, office space and WC, offering additional flexibility for work or relaxation.

## *Impressive external*

Externally, the property is approached via a gated driveway to the front, with a double garage to the rear providing secure parking and storage. The land, paddock and stables offer scope for equestrian or leisure use.



# Property Description

## GROUND FLOOR

### Living Room:

16'04" X 15'00" (into alcove) - 4.98m x 4.57m

### Dining Room:

16'01" x 14'01" (max) - 4.90m x 4.29m

**Kitchen:** 11'10" x 23'06" - 3.61m x 7.16m

**Utility Room:** 5'02" x 14'07" - 1.57m x 4.45m

**Home Office / Gym:** 6'11" x 14'07" - 2.11m x 4.45m

W.C

## FIRST FLOOR

**Bedroom One:** 16'00" x 17'10" - 4.88m x 5.44m

**Ensuite:** 11'02" (max) x 8'03" - 3.40m x 2.52m

### Bedroom Two:

15'10" x 12'01" (+wardrobes) - 4.83m x 3.68m

**Bedroom Three:** 12'01" x 17'10" - 3.68m x 5.44m

### Bedroom Four:

11'10" x 15'08" (max) - 3.61m x 4.78m

### Shower Room

## SECOND FLOOR

### Loft Room:

14'00" (max) x 35'08" - 4.27m x 10.87m

W.C

## PRIMARY SERVICES SUPPLY

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** MAINS

**Heating:** LPG & WOOD BURNER

**Broadband:** ADSL COPPER WIRE

**Mobile Signal Coverage Blackspot:** NO

**Parking:** GARAGE/DRIVEWAY

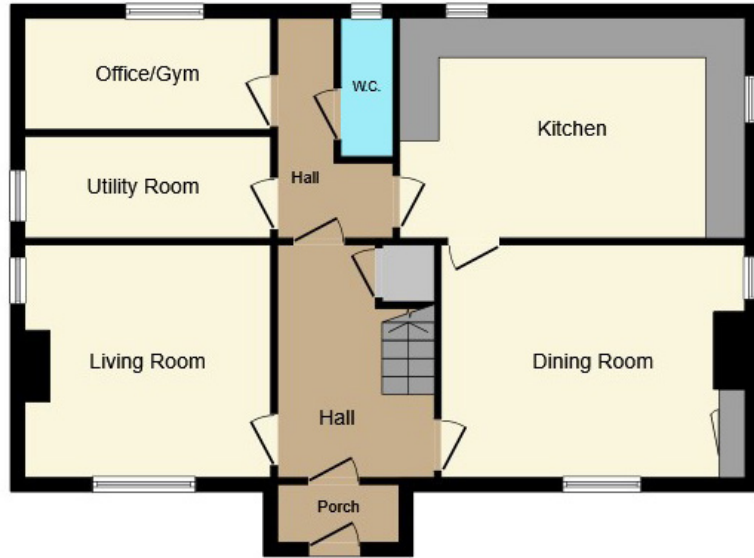
**Mining:** The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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.

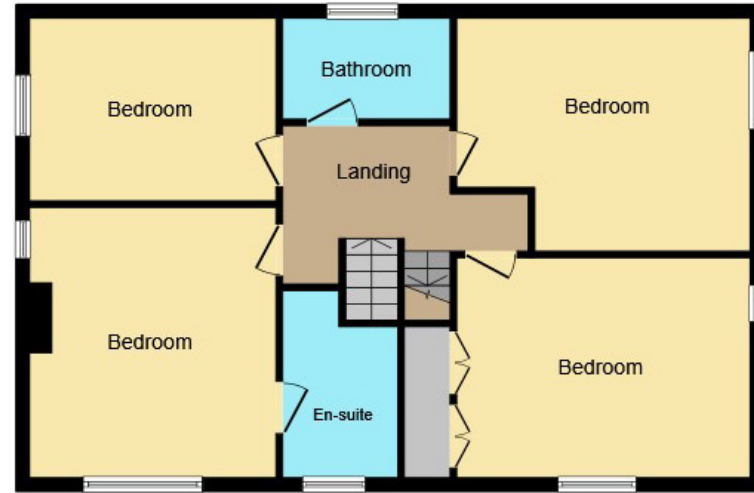
**Council Tax Band:** G

**EPC Rating:** F

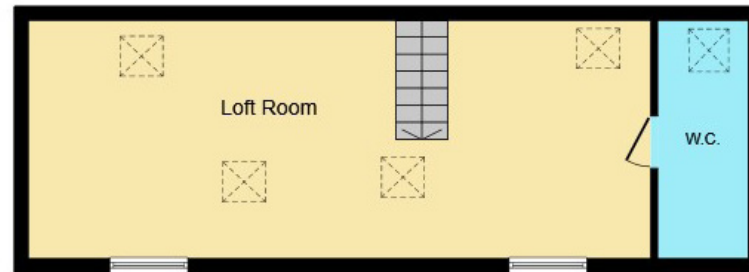
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		



For more information please contact our branch today via:  
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