



West Farm House

PRESTWICK, NE20 9TX

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



5 BEDROOMS
2 BATHROOMS
3 RECEPTION ROOMS

OFFERS OVER
£875,000

- 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 wardrobes. 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

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

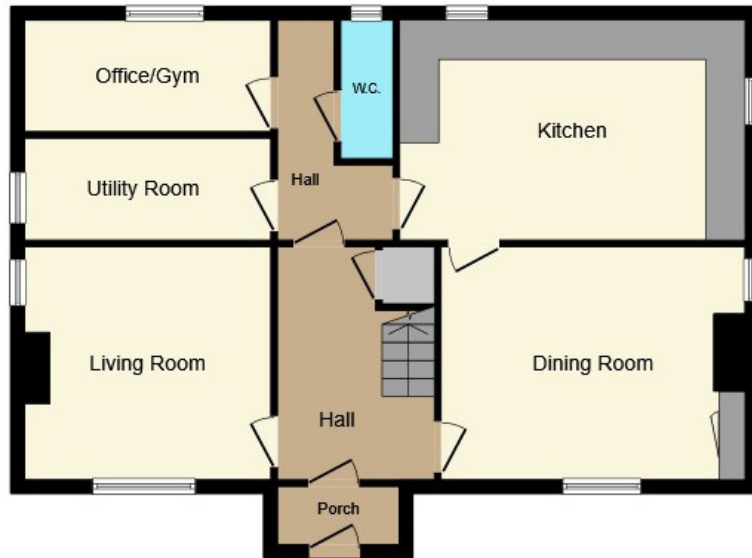
Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

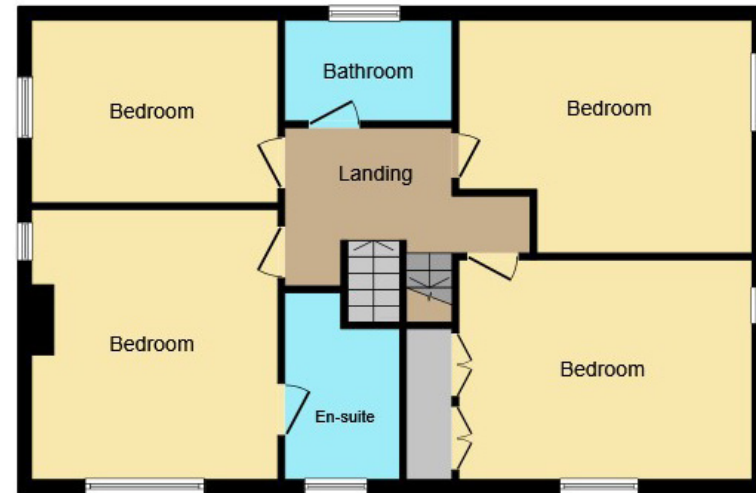
Council Tax Band: G

EPC Rating: F

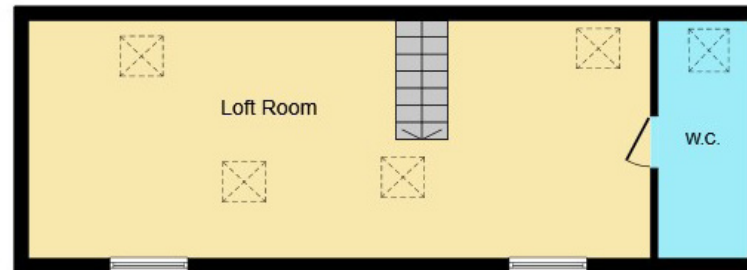
P00007670.SD.SD.04/08/26.V.3



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:
T: 01661 860228 ponteland@rmsestateagents.co.uk

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.