

# SIGNATURE

## NORTH EAST

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📍 West Road, Prudhoe NE42 6HP

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## Offers Over £650,000

Signature North East is delighted to present this exquisite Victorian detached-listed home, a former Doctor's surgery located in the highly sought-after area of Prudhoe. With its origins dating back to the late 1800s, the property holds historical significance as the birthplace of Dr. George McCoull in 1899. Dr. McCoull, who resided at Tyne View Prudhoe, was appointed an honorary physician to King George VI in 1951 and later to Queen Elizabeth II in 1953. This remarkable residence has undergone meticulous renovation and thoughtful extensions, resulting in a unique family home that seamlessly blends original and contemporary features. The property proudly showcases its rich history through high ceilings and four bedrooms. Positioned to overlook beautiful landscapes, it enjoys an enviable location with easy access to conveniences such as charming local shops, delightful restaurants, and seamless transportation links to Newcastle city centre. Moreover, the property is conveniently situated near reputable schools, making it an ideal opportunity for families.

As you step through the grand entrance of this 19th-century residence, an inviting hallway graced with ornate flooring, warmly welcomes you. Seamlessly guided from here, you'll discover a generously appointed playroom with abundant, versatile space ready to accommodate your desired furnishings showcasing an authentic fireplace with surround. Continuing your exploration, a spacious living room awaits, offering ample space and a welcoming, cosy ambiance, accentuated by the authentic log-burner fireplace. Sunlight bathes the room through its elegant bay window, creating an inviting atmosphere. Moving forward, an alluring games room awaits, complete with a bar area. This room provides ample space and the flexibility to be transformed to suit your needs, accompanied by the convenience of a W.C.

As you proceed, the journey leads you into the impressive kitchen/diner, adorned with exquisite shaker-style wall and base units that seamlessly complement sleek countertops. This culinary haven boasts an inviting island, featuring a convenient breakfast bar. Connected effortlessly to the kitchen is a practical utility room. Culminating the ground floor experience is the welcoming sunroom—a generously proportioned and versatile space enhanced by an airy ambiance streaming through expansive windows and lovely French doors that lead you to the rear garden.

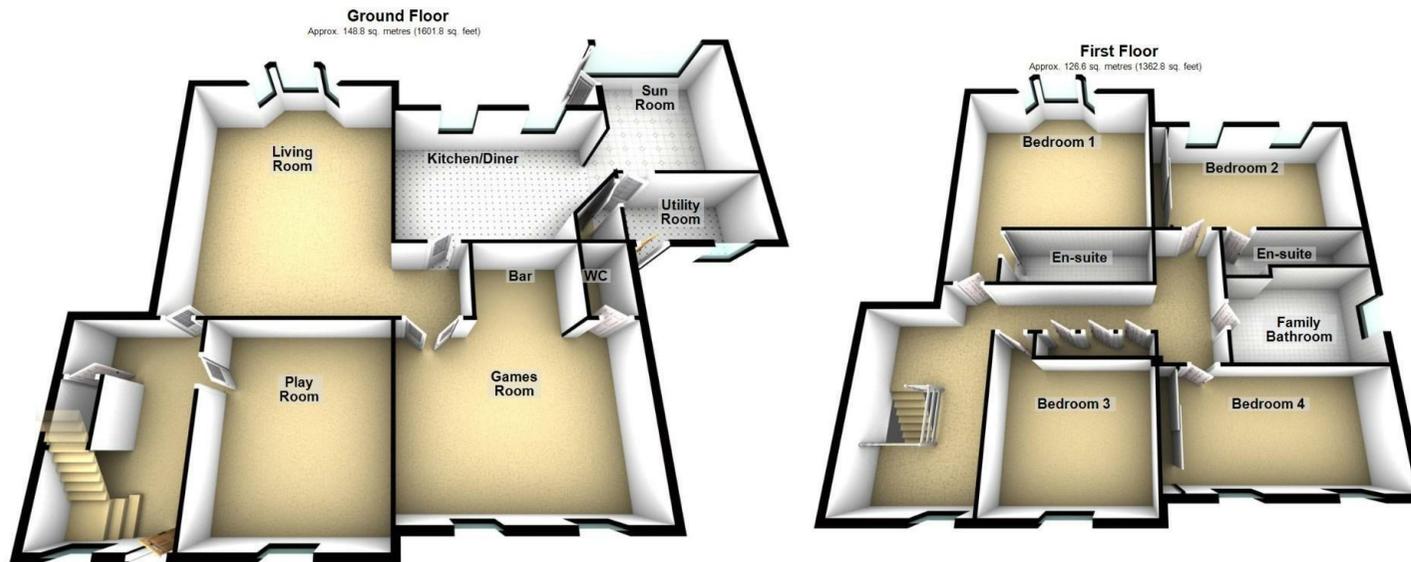
The first floor is adorned with four generously proportioned bedrooms, each meticulously designed to effortlessly accommodate a King-size bed and your selected furnishings. Among these bedrooms, three boast the added convenience of fitted wardrobes, while two are thoughtfully equipped with en-suite facilities, featuring a walk-in shower, WC, and hand basins. Concluding the first floor is the stunning family bathroom, characterized by stylish and sleek tiling, a spacious bathtub, a walk-in shower, a hand basin, and a W.C.

To the rear of the residence, an expansive outdoor haven unfolds. The gardens are meticulously adorned with beautiful turf, embraced by vibrant flowers and trees. A generously sized raised turfed decking area serves as an ideal setting for delightful alfresco dining experiences, providing a tranquil spot to relish the views of the garden and countryside views. Additionally, this property ensures the convenience of off-street parking, featuring private parking availability for up to seven cars.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 275.4 sq. metres (2964.6 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- Living Room  
21'3" x 17'7"
- Play Room  
15'5" x 13'8"
- Games Room  
18'3" x 13'10"
- Bar  
8'3" x 5'11"
- Kitchen / Diner  
18'3" x 12'4"
- Sun Room  
13'5" x 11'10"
- Utility Room  
11'10" x 6'0"
- WC  
5'11" x 3'6"
- Bedroom One  
19'10" x 17'7"
- En Suite  
12'11" x 4'9"
- Bedroom Two  
18'3" x 10'8"
- En Suite  
12'4" x 4'2"
- Bedroom Three  
13'3" x 13'3"
- Bedroom Four  
18'3" x 9'2"
- Family Bathroom  
12'4" x 8'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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