SIGNATURE

NORTH EAST

CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Clickemin

PONTELAND, NEWCASTLE UPON TYNE, NE20 9DD

OFFERS OVER

£1,500,000

6 BEDROOMS · 6 BATHROOMS · 2 RECEPTIONS

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THE PROPERTY

Clickemin, Ponteland

OFFERS OVER £1,500,000 · FREEHOLD

Signature North East proudly presents this unique six-bedroom “eco” modular barn conversion-style new build, located in a quiet and private cul-de-sac in the desirable Ponteland village area. This property is set amidst stunning countryside surroundings with uninterrupted views of rolling fields towards Ponteland Golf Course.

Its exceptional location boasts easy access to Newcastle City Centre via road or public transport, making it ideal for commuters. Renowned for its excellent schools, Ponteland is a sought-after location, perfect for families.

Step inside to find a welcoming central hallway, complete with a W.C. and a convenient large storage cupboard. The spacious living room features a striking floor-to-ceiling window that floods the room with natural light, creating a bright and airy atmosphere while showcasing countryside views. A partition wall connects the living room to a generous dining room, perfect for entertaining and accommodating a large dining table. The kitchen offers a contemporary design with an abundance of wall and base units, sleek countertops, and bi-fold doors leading to the grounds. Adjacent to the kitchen is a large utility room for additional functionality. The remainder of the ground floor is highly adaptable housing to suit your individual needs, with three spacious rooms, each with its own ensuite.

Venture to the first floor to discover three more generously sized bedrooms, each with ensuite facilities. Bedroom six is a standout feature, boasting a walk-in wardrobe and a luxurious ensuite. The first floor also offers a versatile space ideal for a TV or cinema room, as well as another large family bathroom, ensuring all the needs of a modern family are met.
Externally, the property features a luxury private patio area, perfect for outdoor furniture and enjoying the breathtaking countryside views. The patio wraps around to the front of the property providing a lawned area and ample parking and the inclusion of an electric gate, this home combines practicality with elegance, offering the perfect retreat in a serene yet well-connected location.

The property is finished to the highest of standards and is brand new offering you the luxury of being the first owner!





KEY FEATURES

- Six-bedroom eco barn-style new build
- Quiet cul-de-sac in Ponteland
- Countryside & golf course views
- Living room with floor-to-ceiling window
- Separate dining room
- Wraparound patio & lawn
- Electric gate & ample parking
- Brand new – first owner

- Council Tax Band
- EPC Rating









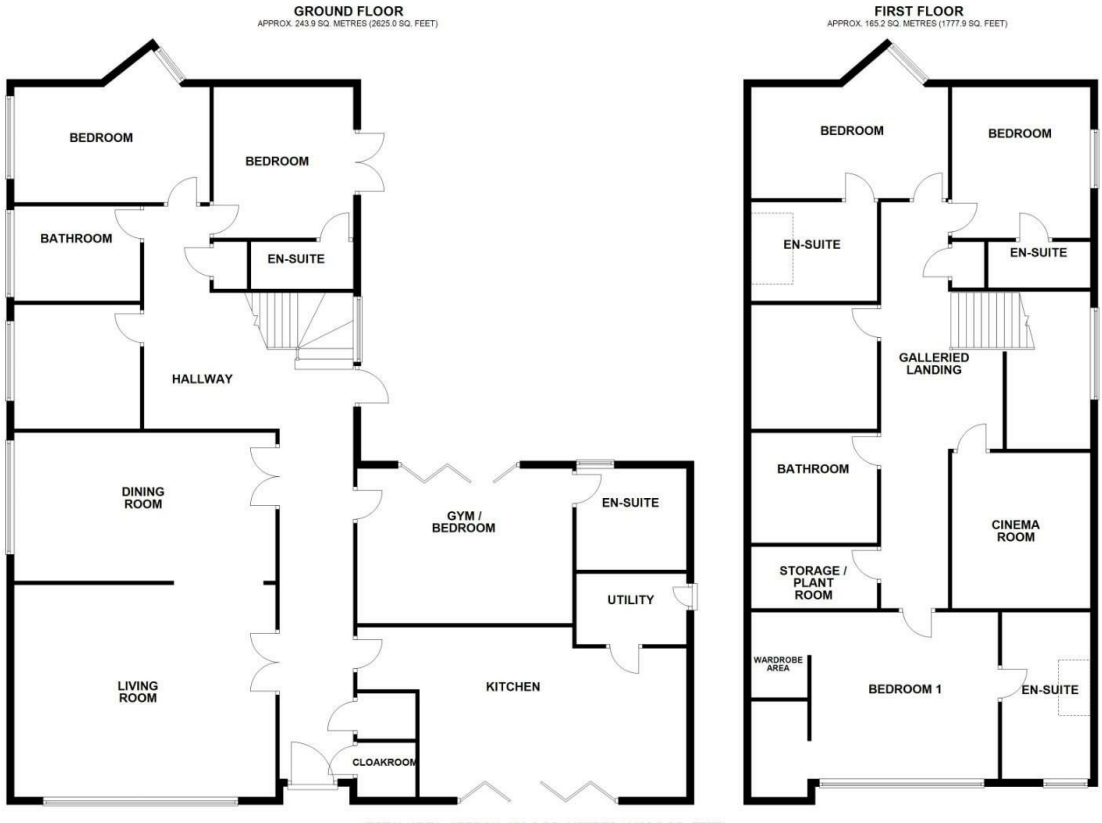


ACCOMMODATION

Room Dimensions

Living Room	6.9 x 5.6 (22'7" x 18'4")
Dining Room	6.9 x 3.7 (22'7" x 12'1")
Kitchen	8.7 x 4.5 (28'6" x 14'9")
Utility Room	2.9 x 1.8 (9'6" x 5'10")
Bedroom One	5.7 x 4.1 (18'8" x 13'5")
Wetroom	2.9 x 2.7 (9'6" x 8'10")
Bedroom Two	3.4 x 4.0 (11'1" x 13'1")
En-Suite	2.7 x 1.2 (8'10" x 3'11")
Bedroom Three	4.9 x 3.6 (16'0" x 11'9")
Ground Floor Bathroom	3.3 x 2.5 (10'9" x 8'2")
Bedroom Four	3.4 x 4.0 (11'1" x 13'1")
En-Suite	2.8 x 1.4 (9'2" x 4'7")
Bedroom Five	4.9 x 3.6 (16'0" x 11'9")
En-Suite	2.8 x 2.4 (9'2" x 7'10")
TV Room	3.5 x 4.1 (11'5" x 13'5")
Bedroom Six	4.4 x 4.8 (14'5" x 15'8")
En-Suite	2.7 x 1.4 (8'10" x 4'7")
First Floor Bathroom	3.3 x 2.5 (10'9" x 8'2")

FLOOR PLAN



TOTAL AREA: APPROX. 409.0 SQ. METRES (4402.9 SQ. FEET)

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