

# BRUNTON

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RESIDENTIAL



**SYLVAN VIEW, EACHWICK, NE18**

Asking Price £1,710,000

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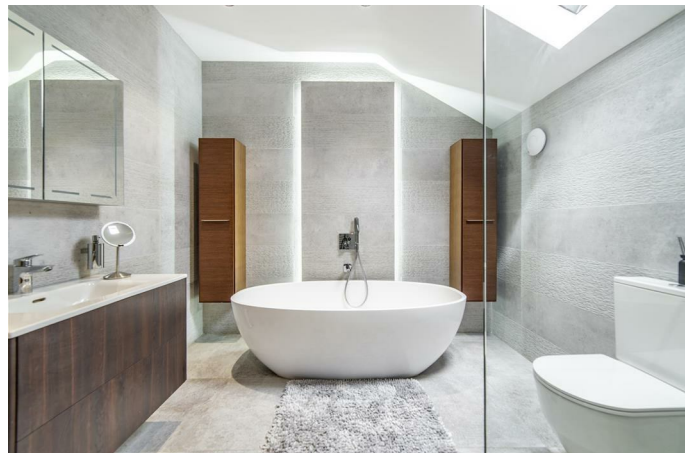
Hazel Mill is set majestically in the picturesque Northumbrian countryside, boasting panoramic views of the surrounding landscape. This beautiful stone-built home is situated a short distance from the sought-after village of Ponteland, offering a serene and peaceful retreat. The property's perimeter is beautifully framed by lush gardens, creating a sense of seclusion and tranquillity.

The grounds, spanning approximately 3.2 acres, offer ample space for outdoor pursuits and hobbies. A paddock and field shelter provide opportunities for horse owners or enthusiasts to care for their animals, while also adding to the property's rural charm and picturesque setting. This generous plot of land, with secure access, two detached garages and parking for several vehicles, allows owners to truly make the most of the beautiful Northumbrian countryside. Freehold - EPC D - Council Tax Band H

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Hazel Mill is accessed by an impressive entrance vestibule that opens to a contemporary reception hallway, featuring striking Northumbrian stone feature walls and an elegant glass staircase. To the right is a lavish reception room, currently being used as a dining room, with a sumptuous cocktail bar and an opening to the stylish breakfast kitchen. Bi-fold doors lead to a stunning garden room with views over the garden and fields beyond, making this a superb sitting area to enjoy the tranquil surroundings and the beauty of the garden.

To the rear of the kitchen is a well-proportioned boot room/utility, and for added convenience, there is a door to the enclosed courtyard/garden. To the right of the dining room is a night hall, leading to two double bedrooms, which share a newly renovated 'Jack and Jill' shower room. Completing the ground floor layout, to the left of the reception hallway, is a magnificent dual-aspect living room, with indulgent decor, French doors offering fabulous views and access to the rear garden, and an opening to the Gin Gan, with an enviable aspect.

To the first floor, the landing leads to the principal bedroom suite, with elevated views of the gardens and fields beyond, and an ensuite bathroom. This floor benefits from two further double bedrooms, with far-reaching views, and access to an additional 'Jack and Jill' bathroom.

The property is in a highly sought-after location and features private access, parking for several vehicles, a woodland area, and two detached garages, one of which has an area being used as a home gym. The mature garden includes a terrace with a hot tub, an ornamental pond with a pergola, glorious planted borders, and an additional enclosed courtyard/garden with fruit trees and a walled boundary, ideal for families with children or dogs. For equestrian enthusiasts, there is a field shelter and paddock.



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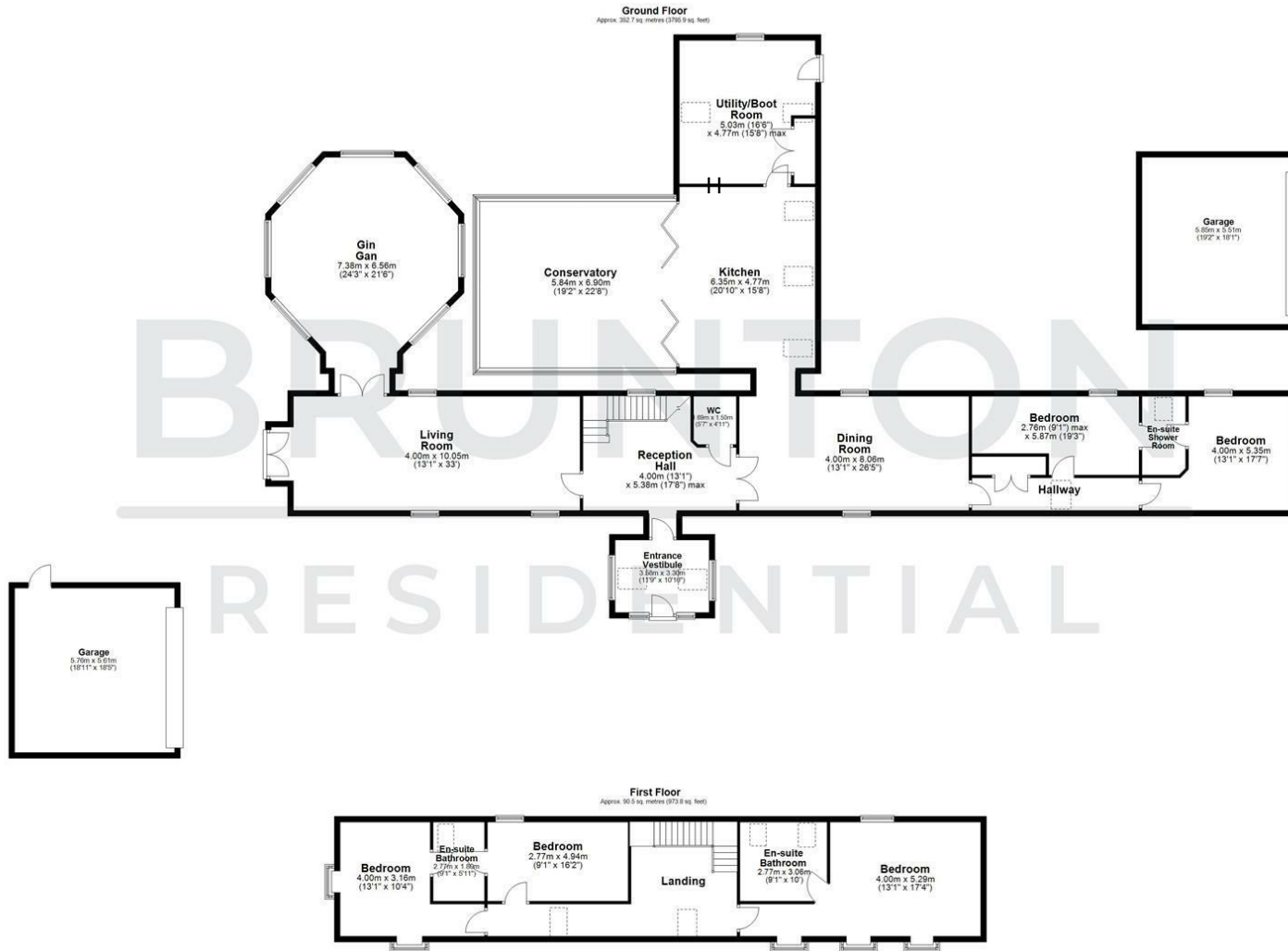
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : H

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
		56	62
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	