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RED HOUSE

Todhill Farm, Ogle





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Delightful Barn Conversion Boasting a Wealth of Period Charm, with a Beautiful Lounge, Wonderful Central Reception Hall, Open Plan Kitchen/Diner, Four Good Double Bedrooms, Home Study/Gymnasium, Large Driveway with Integral Garage, Mature Lawned Gardens & Private Courtyard and Perfectly Situated at Todhill Farm, Ogle.

This substantial and well presented barn conversion has been thoughtfully designed to create a charming and spacious family home. Set amidst beautiful Northumberland countryside, Todhill Farm is ideally positioned just outside the villages of Kirkley and Ogle, offering a peaceful setting while remaining within easy reach of Ponteland for everyday amenities, schooling, and transport links including Newcastle International Airport which is placed only 15 minutes drive away.

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The property is also placed only 7 miles to the west of the delightful market town of Morpeth, with its excellent array of shops, restaurants and train station. Newcastle City Centre is also located just 12 miles away providing further cultural, shopping activities. Newcastle International Airport is also placed only 15 minutes drive away.

The ground floor comprises an impressive central hall, a stunning kitchen/diner with pantry, a charming reception room, a ground floor bedroom (currently used as a study), home gymnasium and a WC. The upper floor hosts four well-proportioned bedrooms and two family bathrooms. The property further benefits from a private garage, off-street parking, and an enclosed rear garden.





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THE HEART OF THE HOME

The internal accommodation comprises: An oak-framed lobby, with a front aspect study/gymnasium on the right with large window. The lobby then leads through and into a wonderful central entrance hall with a vaulted ceiling and a wood-burning stove, as well as access to a ground floor guest WC. Two sets of French doors give access to the rear terrace and courtyard garden.

To the right, is a stunning kitchen/breakfast room, fitted with high-quality cabinetry and stone work surfaces. The kitchen also benefits from an oil fired Aga, with French doors leading onto the south facing courtyard, an enclosed walk-in pantry cupboard and further internal access into the integral garage which also incorporates a utility area.

From the central hallway a staircase rises to the first floor on the right, where there are two well-proportioned double bedrooms and the first family bathroom with four piece suite.





THE FINE ATTENTION TO DETAIL

Returning to the main entrance hall, a separate hallway to the left then leads to a split-level staircase. The lower ground floor hosts a reception room/snug (which is currently laid out as a large home office and could also be utilised as a fifth bedroom should it be required) with bespoke fitted storage and window overlooking the gardens. Double doors then open to give access to a charming dual-aspect reception room, with double French doors opening out to both the side and rear gardens, as well as to a smaller enclosed courtyard garden.

The stairs then lead up to the first floor landing and provide access to two additional double bedrooms, both enjoying vaulted ceilings and exposed roof trusses. These spacious and well presented rooms are served by a second family bathroom with four piece suite.





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GROUND AND GARDENS

Externally, the property sits on a generous garden plot, which is laid mainly to lawn, with a large gravelled hardstanding area offering ample off-street parking for multiple vehicles. This beautiful family garden enjoys a wealth of mature planted borders with a greenhouse and high hedged boundaries.

The delightful central courtyard garden is south facing and provides an excellent enclosed entertaining space with paved patio seating areas and stone walled boundaries.

Well presented throughout, this wonderful barn conversion simply demands an early inspection and viewings are deemed essential!





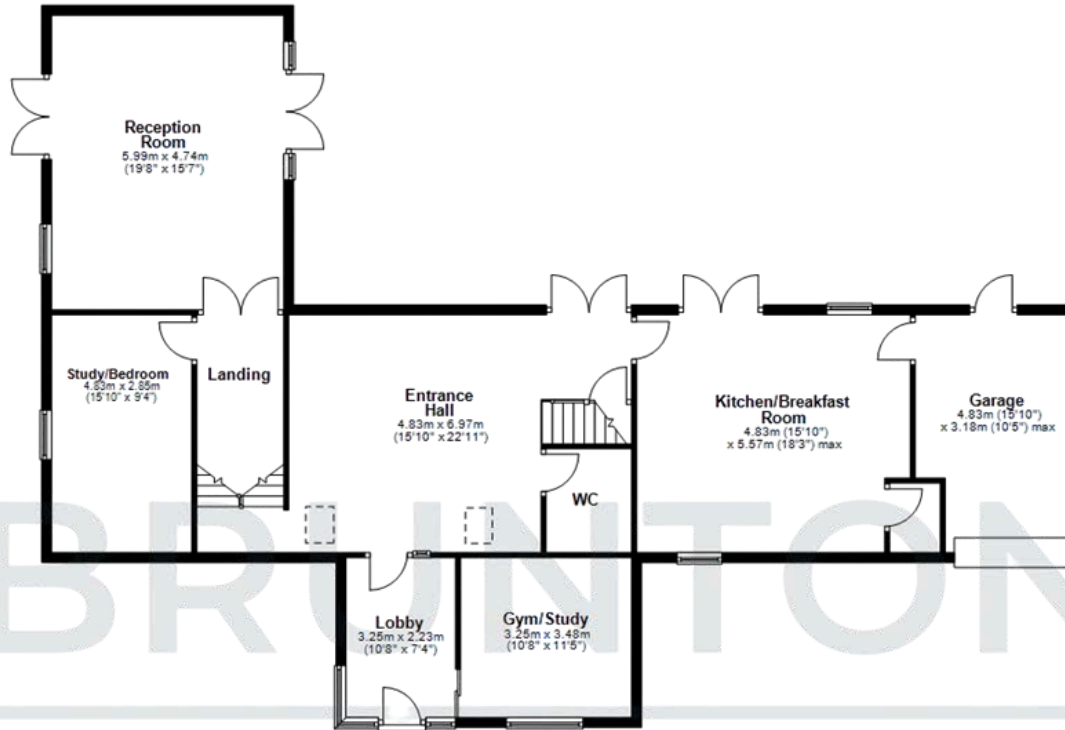
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Ground Floor

Approx. 140.4 sq. metres (1597.9 sq. feet)



First Floor

Approx. 103.7 sq. metres (1116.3 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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