



The Iris

# “A versatile newly built stone house with multiple reception spaces and integral garage”

## The Property

The Iris is a versatile five-bedroom stone house, newly built by Cussins as part of the Sycamore Place development. Designed with a focus on both flexibility and efficiency, the house benefits from a modern specification including solar panels, triple glazing, electric vehicle charging and energy-efficient systems, supporting both comfort and reduced running costs.

The internal layout offers a more layered arrangement, with multiple reception spaces providing flexibility for modern living. The entrance hall leads through to a well-proportioned living room, while a separate snug provides a more intimate space, allowing the ground floor to adapt easily to different uses.

To the rear, the kitchen, dining and family room spans the width of the house, creating a naturally sociable environment. Bi-fold doors open directly onto the garden, while the layout allows for cooking, dining and informal seating to coexist comfortably. A separate utility room and ground floor WC support the practical aspects of daily life, with internal access to the integral garage.

On the first floor, the principal bedroom suite includes a dressing area and en suite, while a second bedroom also benefits from its own en suite and dressing area. A further bedroom, family bathroom and dedicated home office complete this level.

The second floor provides two additional double bedrooms and a shower room, creating a flexible upper level suited to guests or independent living.

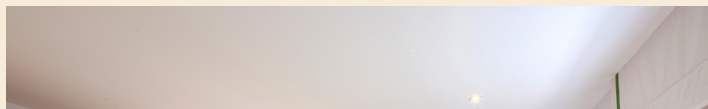


## The Development

Sycamore Place is an exclusive collection of thoughtfully designed homes by Cussins, comprising a limited number of three and five-bedroom houses arranged within a carefully planned village setting. The development has been conceived with a clear emphasis on longevity and architectural integrity, with each property constructed in natural sandstone to reflect the established character of Northumberland's rural villages.

Across the scheme, the homes are individually designed yet cohesive in their appearance, with a consistent use of traditional materials, considered proportions and well-balanced elevations. The result is a development that feels established from the outset, rather than imposed, with each house sitting comfortably within its plot and the wider streetscape.

Internally, the properties are arranged to accommodate modern family life, with a strong focus on open-plan kitchen, dining and living spaces alongside more defined reception rooms, allowing for both everyday living and formal entertaining. Many of the house types are arranged over three floors, offering a level of flexibility that adapts easily to changing requirements, whether for growing families, home working or guest accommodation.





Attention has also been given to practical elements, with features such as utility rooms, multiple bathrooms, dressing areas and generous storage incorporated as standard. Externally, each home benefits from private gardens, off-street parking and either integral or detached garaging, ensuring the development functions as well as it presents.

Sycamore Place offers a considered approach to modern housebuilding, combining traditional craftsmanship with layouts designed for contemporary living, within a carefully composed and well-proportioned setting.



Google Maps

what3words



///highs.skylights.detection

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, water. Private sewerage. Private LPG Heating.

Postcode    Council Tax    EPC    Tenure

NE48 4BH

Band TBC

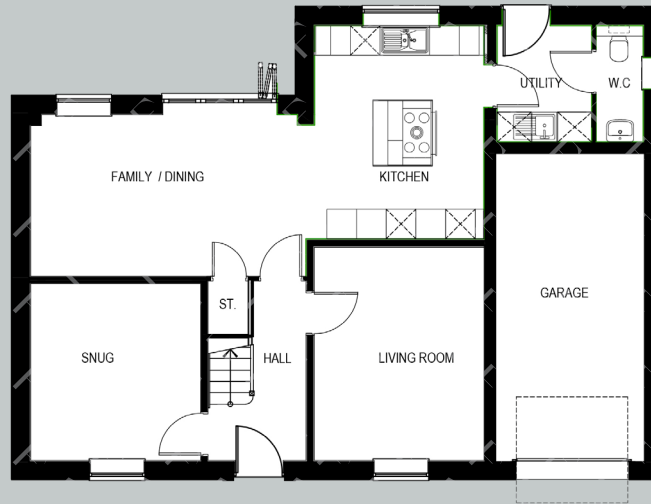
Rating TBC

Freehold

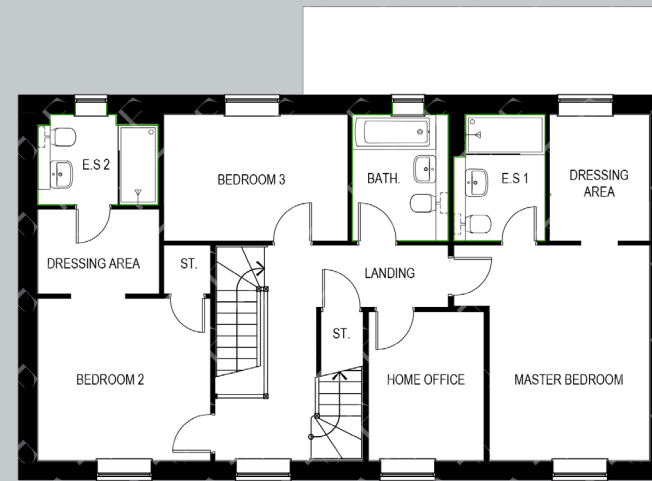


# Floor Plans

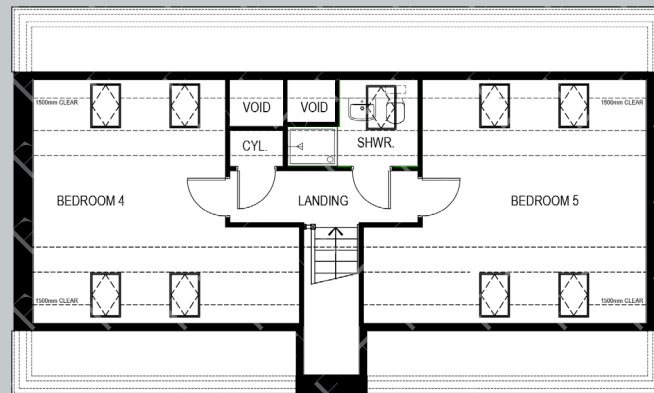
Ground Floor



First Floor



Second Floor



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