

The Chalet, 29 Painshawfield Road



“A substantial detached house with an impressive open plan extension, generous gardens and versatile outbuildings”

The Property

Positioned within a generous and mature garden setting, this substantial detached house offers a thoughtful balance of traditional proportions and contemporary family living. The property has been carefully updated to create a bright and versatile home of considerable scale, where elegant original rooms sit comfortably alongside an impressive open plan extension that connects the house effortlessly with its gardens.

Entry is directly into the sitting room, an impressive and beautifully proportioned space that immediately establishes the character of the house. A handsome fireplace with a carved timber surround forms the focal point, housing an inset fire framed by decorative tiled slips and a dark hearth, creating both warmth and visual depth within the room. A wide bay window draws in excellent natural light, while decorative cornicing and generous ceiling heights enhance the sense of scale.

Through a doorway beside the staircase, a second reception room currently arranged as a family room provides a calm and versatile space. A wide bay window frames views across the front garden, drawing in excellent natural light and giving the room a bright, settled atmosphere. Its generous proportions allow it to work equally well as a relaxed television room, reading room or playroom, depending on requirements.

The room also benefits from direct access to the boot room and porch, which in turn provides an additional external entrance to the house, a particularly practical arrangement for everyday family life.

Moving through the house, the layout opens dramatically into the rear of the property where contemporary living takes centre stage. Here the house expands into a wonderfully light, open and sociable space designed very much around modern family life.

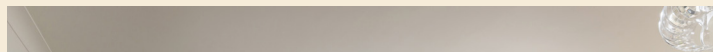


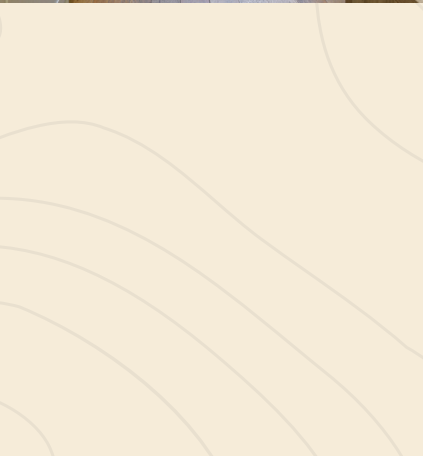
The kitchen is arranged around an island that naturally becomes the focal point of the room, providing both preparation space and informal seating. Contemporary cabinetry is complemented by generous work surfaces, while integrated appliances include a gas hob and double ovens set at head height for convenience. The design balances practicality with a relaxed, sociable feel, allowing cooking and conversation to unfold easily together.

From here the space flows effortlessly into a generous dining area, comfortably accommodating a large table and creating a natural setting for family meals and entertaining. Wide openings lead through to the adjoining living area where the sense of space continues to unfold.

This part of the house is particularly impressive, with extensive glazing and full height doors framing uninterrupted views across the garden and allowing natural light to pour deep into the interior throughout the day. Timber flooring runs throughout, reinforcing the sense of continuity between the spaces, while a contemporary wood burning stove introduces warmth and character during the colder months.

The connection between inside and outside is especially well considered here, with doors opening directly onto the terrace to create a natural extension of the living space during the warmer months, ideal for relaxed indoor outdoor living.





To one side, a sun room sits beneath a large rooflight, creating a bright and uplifting corner from which to enjoy views of the garden throughout the seasons. A practical utility room and ground floor WC sit nearby, providing useful supporting spaces that keep everyday life running smoothly.

Upstairs, the accommodation is arranged around a central landing that provides access to five well proportioned bedrooms, a family shower room and a separate study.

The principal bedroom is an especially generous and restful space. A full wall of fitted wardrobes provides extensive storage while maintaining a clean, uncluttered feel to the room. Broad windows draw in natural light and offer a pleasant outlook across the surrounding greenery, reinforcing the calm atmosphere. The room benefits from its own en suite bathroom, fitted with twin wash basins set within a contemporary vanity unit alongside a bath with shower over, creating a well appointed and practical private suite.

The remaining bedrooms are all well proportioned and versatile, well suited to family members, guests or home working where required. They are served by a modern shower room finished with contemporary tiling and fittings. The overall arrangement upstairs offers flexible accommodation, equally suited to growing families or those seeking additional space for guests or work from home arrangements.

Google Maps

what3words



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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 and drainage. Gas central heating.

Postcode Council Tax EPC Tenure

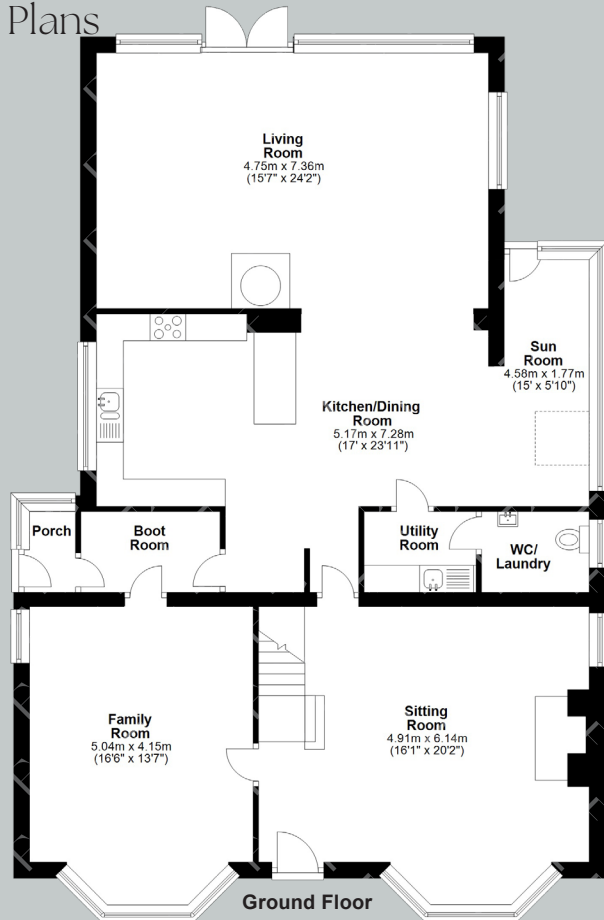
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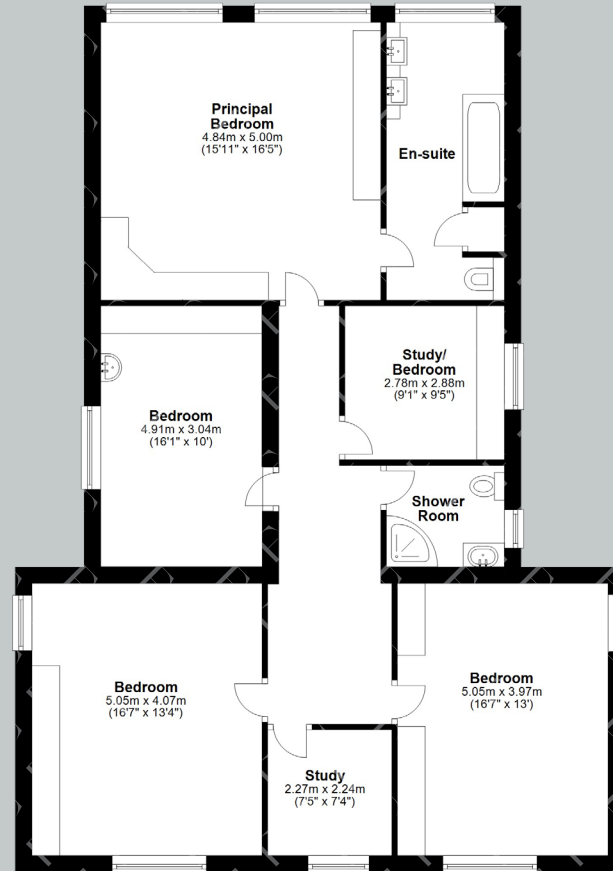
Rating D

Freehold

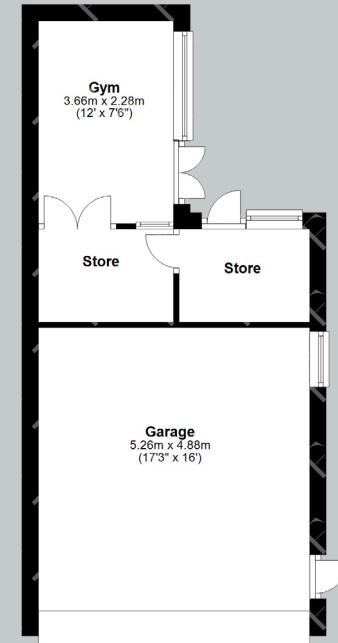
Floor Plans



Ground Floor



First Floor



Ground Floor

Total area: approx 309.1 sq metres (3326.8 sq feet)

Finest

PROPERTIES

Viewings Strictly by Appointment



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