



The Wisteria

# “A distinctive new build five-bedroom stone house with double-fronted design and double garage”

## The Property

Positioned within the carefully considered Sycamore Place development in the village of Barrasford, The Wisteria is a newly built stone house by Cussins, a developer recognised for delivering smaller, thoughtfully designed schemes. The specification reflects this approach, with features including solar panels, triple glazing, electric vehicle charging and energy-efficient systems designed to support lower running costs, all set within a home that balances traditional materials with a layout shaped for modern family life.

The sense of symmetry is immediately apparent on arrival, with the double-fronted design creating a balanced and composed elevation. Inside, the entrance hall forms a central axis through the house. To one side, the principal reception room provides a calm and well-proportioned space, suited equally to quieter evenings or more formal entertaining. Opposite, a dedicated home office introduces valuable flexibility, whether used for work, study or as an additional reception room.

To the rear, the house opens into a full-width kitchen, dining and family room, designed as the natural focal point of day-to-day living. Generous in scale, the space accommodates cooking, dining and informal seating with ease, while bi-fold doors draw in natural light and extend the room out onto the garden. Integrated appliances and considered cabinetry support a clean, functional finish, while a separate utility room provides additional storage and direct external access.

The first floor is centred around a well-proportioned principal bedroom suite, complete with a dressing area and private en suite. Two further double bedrooms are served by a family bathroom, offering a practical arrangement for family life.

On the second floor, two additional bedrooms and a further bathroom provide a flexible upper level, well suited to guests, older children or evolving household needs.



## 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.

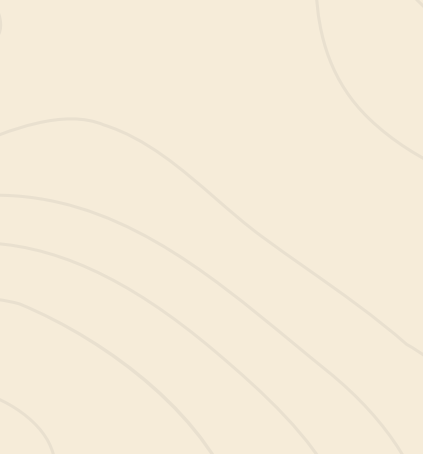
Internally, the properties are arranged to accommodate modern family life, with a strong focus on open-plan kitchen, dining and living spaces alongside more defined reception rooms, allowing for both everyday living and formal entertaining. Many of the house types are arranged over three floors, offering 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 and sewerage. Gas central heating.

Postcode Council Tax EPC Tenure

NE48 4BH

Band TBC

Rating TBC

Freehold



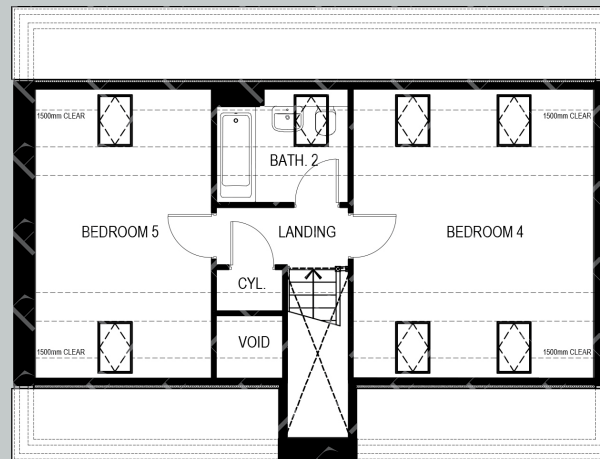
# Floor Plans



Ground Floor



First Floor



Second Floor

# Finest

PROPERTIES

Viewings Strictly by Appointment



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