



Berwick Hill Road | Berwick Hill | NE20

**£450,000 Offers Over**

This immaculate, detached bungalow is currently on the market for sale. Unique in its kind, the property retains some original stone features and has been carefully converted from a barn. It's turn-key ready, promising an easy move in for its new owners.

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**BARN CONVERSION**

**OPEN PLAN LIVING**

**ORIGINAL STONE WALL**

**THREE BEDROOMS**

**TWO BATHROOMS**

**PRIVATE GARDEN**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

This residence boasts three bedrooms, two bathrooms, two reception rooms with an open-plan kitchen. The master bedroom offers a touch of luxury with built-in wardrobes, an en-suite bathroom and beautiful French doors that lead out to the garden. The other two bedrooms are both doubles, perfect for a growing family or accommodating guests.

The en-suite bathroom attached to the master bedroom has a large bathtub and separate shower unit, as well as a heated towel rail. The property also offers a second bathroom, functioning as a family shower room.

The kitchen is open-plan and bathed in natural light, with plenty of room for a dining space. It is connected to the first reception room, which has a log burning stove, vaulted ceilings and access to the garden. The original stone features add character to this space, making it a cosy yet stylish place to relax or entertain. The second reception room is a versatile space that is flooded with natural daylight, perfect for use as a snug TV room or a home office.

The property's unique features extend outdoors, with a private garden, a BBQ area, outdoor storage sheds, a bark covered play area for children and off-street parking with a large gravel driveway for multiple cars. Its location near Ponteland Village is ideal, with local amenities, green spaces, and cycling routes within easy reach. Also, planted in the garden are a mix of fruit trees including apple, cooking apple and plum. This property would be a perfect fit for families.

**T: 01661 860228**

[Ponteland@rmsestateagents.co.uk](mailto:Ponteland@rmsestateagents.co.uk)

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Reception Room One / Kitchen: 29'07" (max) x 15'02" - 9.02m x 4.62m

Reception Room Two: 20'03" x 8'06" - 6.15m x 2.59m

Bedroom One: 23'10" (max) x 12'06" - 7.26m x 3.81m

En-suite: 9'04" x 7'04" - 2.84m x 2.24m

Bedroom Two: 9'08" x 10'09" - 2.95m x 3.28m

Bedroom Three: 9'08" x 10'04" - 2.95m x 3.15m

Shower Room: 4'07" x 10'04" - 1.40m x 3.15m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: LPG GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

#### COUNCIL TAX BAND: D

#### EPC RATING: F

P00006150.SD.SD.11/6/25.V.1



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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