



The Old Stables | Kirkheaton | NE19

£595,000 Offers Over

This detached house, immaculately presented and available for sale, is located in a charming village setting in Kirkheaton, surrounded by green spaces. The residence reveals a perfect blend of space and comfort, designed with an open-plan layout that maximises natural light.

ROOK
MATTHEWS
SAYER



3



3



3

BARN CONVERSION

OPEN PLAN LIVING

ORIGINAL STONE WALL

THREE BEDROOMS

THREE BATHROOMS

NO UPPER CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The property comprises of three beautiful double bedrooms, all of which boasts an en-suite which offer the epitome of comfort. There is a further bonus room on the first floor which can be used as bedroom four or home office. A unique feature of this property is the underfloor heating, ensuring warmth and comfort in every corner of the house.

The reception room, adorned with large windows, provides a scenic view of the garden, and ample space for the whole family. Additionally, it features a log burner, perfect for cosy winter nights.

The heart of this home is the open-plan kitchen, furnished with a kitchen island. It's bathed in natural light streaming from the picture windows and also accommodates a dining space, perfect for family meals and entertaining guests. There is also a boot room and utility room to the side of the kitchen.

This house is ideal for families seeking a comfortable and stylish living experience in a peaceful setting. The property's unique features, coupled with its pristine condition, make it a truly desirable home.

T: 01661 860228

Ponteland@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: LPG

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

P00007408.SD.SD.11/6/25.V.1



T: 01661 860228

Ponteland@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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.

