



Chineley Byre | Bardon Mill | NE47

Offers Over £450,000

Detached cottage with three bedrooms, views, large driveway and gardens, three acres of rough grazing and multiple outbuildings.

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3



1



2

DETACHED BARN

LARGE DRIVEWAY

THREE BEDROOMS

GARDENS

CIRCA THREE ACRES

VIEWS

OUTBUILDINGS

NO ONWARD CHAIN

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The property is entered from the driveway into the central hallway offering doors to all ground floor rooms and stairs to first floor.

The lounge is a very spacious room with triple aspect windows and feature fireplace with log burning stove inset. Exposed beams and space for dining furniture as well as lounge furniture are all benefits to the space on offer.

The kitchen is another large room with modern kitchen installed offering a great range of wall and base units, attractive flooring and splash back tiling, the exposed stone wall is a great feature to the this room which also offers an external door to the rear garden. The dual aspect windows bring in plenty of natural light from the front and rear elevations.

At the rear of the property is a really useful utility area which also boasts double patio doors out to the rear terrace and garden. Just inside the front door is a handy ground floor WC for great convenience.

The stairs to first floor ascend from the central hallway up to a spacious L-shaped landing which gives doorway access to all three double bedrooms as well as the family bathroom. The landing itself offers space for studying, reading or furnishings.

The main bedroom is dual aspect with eye-level roof windows to front and rear with no adjoining bedrooms and boasting a well-appointed en-suite shower room / WC.

At the opposite end of the house, bedroom two is a generous size with room for king bed as well as free-

standing furniture. Again, this room is dual aspect with eye-level roof windows to front and rear elevations.

Bedroom three is situated in the middle with eye-level roof window to the rear elevation and ample space for double bed and free-standing bedroom furniture.

Completing the layout is the family bathroom. A step down from the landing bring you into this bright and airy room with roll top bath, WC and hand wash basin. A frosted window to the rear elevation brings plenty of natural light into the room.

Externally is where this property comes into its own. Circa three acres of land is offered with the property including grass banks down to Chainley Burn. A large driveway offers parking for several vehicles and low maintenance gardens are found at both the front and back of the dwelling.

To the rear there are three connected outbuildings which offer lots of storage space or potential for animal husbandry. Also to the front, just off the road, is a recently constructed agricultural building which offers secure storage or, again, animal husbandry.

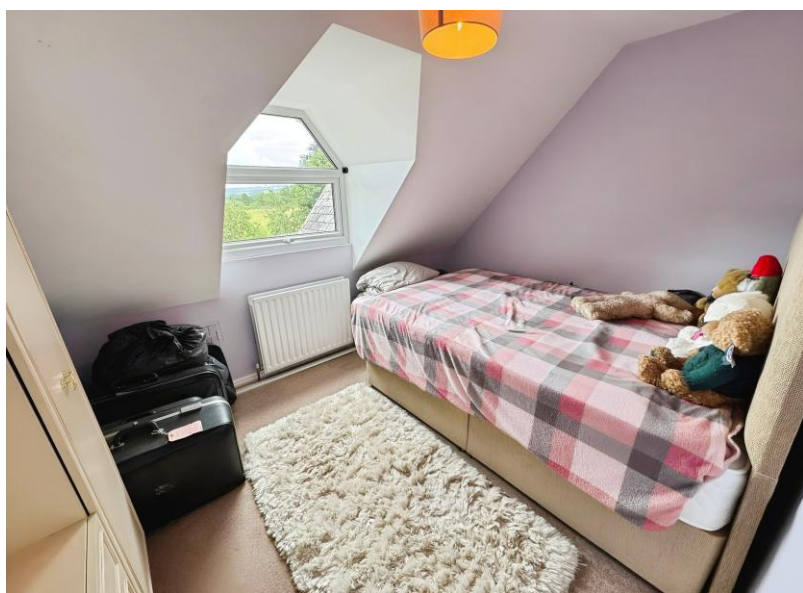
This property sits in an extremely convenient location, just off the A69 which gives fantastic road access to Newcastle in the East as well as Carlisle in the West. The East-West coast rail line also stops in Bardon Mill which is within walking distance from the property.

Groceries are sought in nearby, Haltwhistle, Haydon Bridge or Hexham and Newcastle Airport is only a 40 minute drive away.

T: 01434 601616

hexham@rmsestateagents.co.uk

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Viewing in person is highly recommended to be able to appreciate what is on offer here.

INTERNAL DIMENSIONS

Kitchen/Diner: 17'6 x 14'3 (5.33m x 4.34m)

Lounge: 23'7 into alcove 17'11 (7.19m x 5.46m)

Utility: 11'7 x 7'8 (3.53m x 2.34m)

WC: 3'9 x 3'1 (1.14m x 0.94m)

Principle Bedroom: 14'0 x 11'2 (4.27m x 3.40m) (Restricted Hight)

En-Suite: 8'6 x 3'10 (2.59m x 1.17m)

Bedroom Two: 14'1 x 12'2 (4.29m x 3.71m) (Restricted Hight)

Bedroom Three 11'7 x 8'7 (3.53m x 2.62m) (Restricted Hight)

Bathroom: 7'10 x 7'10 (2.39m x 2.39m) (Restricted Hight)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Shared Septic Tank

Heating: Oil

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

TENURE

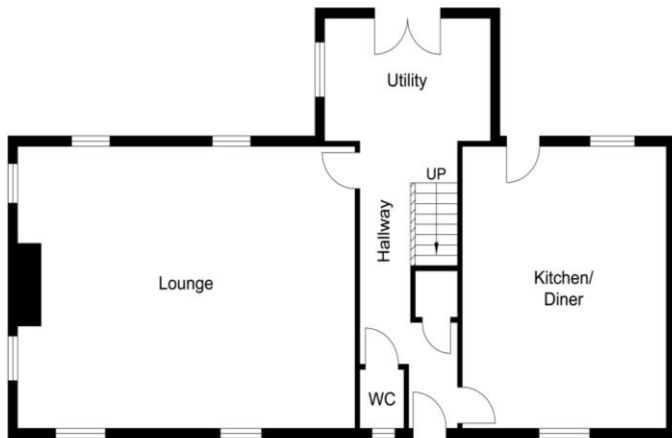
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

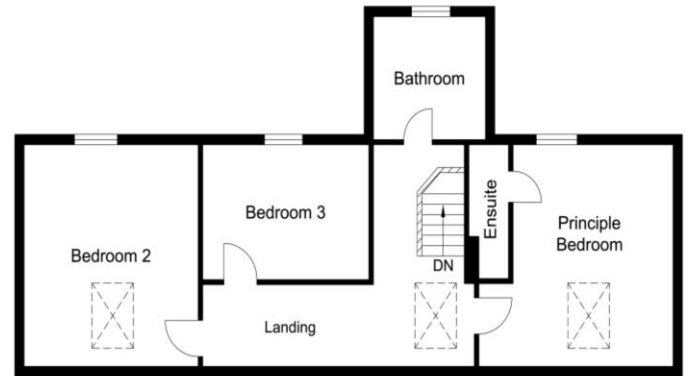
EPC RATING: E

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

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