



Station Road | Bardon Mill | NE47

Offers Over £340,000

RMS | Rook
Matthews
Sayer



 2/3  2/1  2

DETACHED BARN CONVERSION

LOVELY PRIVATE GARDENS

TWO / THREE BEDROOMS

ATTACHED GARAGE

EN-SUITE

SPACIOUS ACCOMMODATION

LOTS OF DRIVEWAY PARKING

VILLAGE LOCATION

For any more information regarding the property please contact us today.



T: 01434 601616

hexham@rmsestateagents.co.uk

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Property Description

Old Mill Farm Cottage is a beautifully presented detached single-storey barn conversion, offering spacious and versatile accommodation in a highly desirable village setting. Combining character features with practical living, this charming home is ideal for those seeking a peaceful lifestyle with excellent local amenities close at hand.

The accommodation briefly comprises an inviting entrance porch leading through to a central hallway. Doorways are offered through to a generous lounge, providing a comfortable and welcoming space for relaxation and entertaining around the inglenook fireplace, the well-appointed kitchen offering ample storage and workspace, complemented by a separate utility room for additional convenience. A dedicated dining room creates the perfect setting for family meals and social gatherings as well as quiet relaxation space around the log burner. A further storage cupboard is also located off the central hallway.

The property benefits from two well-proportioned bedrooms, including a principal bedroom with a full wall of built in wardrobes and an en-suite shower room while a separate family bathroom serves the remainder of the accommodation.

Due to the shape and nature of the building, many of the rooms are dual aspect meaning that the accommodation is very light and airy in general.

Externally, the cottage enjoys private gardens offering a pleasant outdoor space to relax and enjoy the surroundings. A real gem in the crown here is the pleasant babbling brook which trickles down over the rocks at the end of the garden. Lawns, patios, mature shrubs, vegetable plots, gravelled areas and hedging making the outside space a gardener's paradise.

Two separate driveways to front and back provide ample secure off-road parking and are further enhanced by an attached garage, currently used for storage.

Ideally situated close to the village green, local pub and excellent transport links via road and rail, Old Mill Farm Cottage combines countryside charm with everyday convenience, making it a superb opportunity for a wide range of buyers.

Bardon Mill is a lovely village in the Tyne Valley with excellent road and rail transport links East and West. The River Tyne and Hadrian's Wall is close by along with village pub, tea rooms, community centre, petrol station/store, pottery and first school.

INTERNAL DIMENSIONS

Lounge: 14'9 max x 16'6 max (4.5m x 5.03m)
Dining Room/Snug: (L shaped) 16'6 max x 21'3 max (4.5m x 6.48m)
Kitchen: 16'6 max x 9'8 max (4.5m x 2.95m)
Bedroom 1: 16'1 max x 17'5 into robes (4.9m x 5.31m)
En-Suite: 8'1 max x 7'10 into recess (2.46m x 2.39m)
Bedroom 2: 12'11 max x 9'11 max (3.94m x 3.02m)
Bathroom: 12'8 max x 6'9 max (3.86m x 2.06m)
Utility Room: 8'2 max x 5'11 max (2.49m x 1.8m)
Porch: 6'0 max x 3'7 max (1.83m x 1.09m)
Garage: 17'1 max x 11'9 max (5.21m x 3.58m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil Central
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Garage & Two Driveways

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

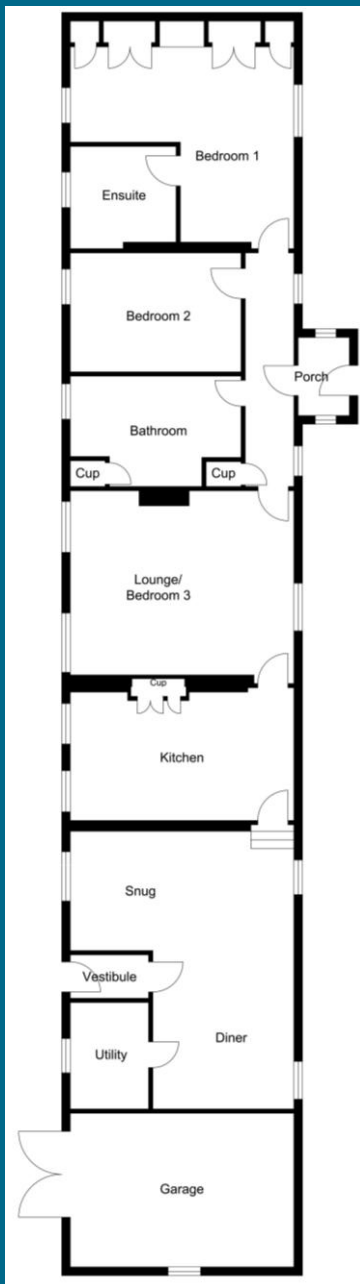
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: F

HX00006774.JR.SM.14.5.26.V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	36 F	
1-20	G		



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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.