



Juniper | Hexham | NE46

**Offers Over £465,000**

**RMS** | Rook  
Matthews  
Sayer



**Barn Conversion**

**Private Gardens**

**Three Bedrooms**

**Detached Garage**

**Rural Setting**

**Countryside Views**

**Exposed Beams**

**Detached Property**

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





Occupying a delightful position in an exclusive rural hamlet on the outskirts of Juniper Village. This charming single storey detached barn conversion offers a wonderful blend of character, space and countryside living.

Set within generous gardens and approached via a gated driveway, the property enjoys a peaceful setting while remaining conveniently accessible to nearby amenities and transport links in Hexham and Corbridge.

Converted with sympathy to its agricultural heritage, the property retains a wealth of character features throughout, creating a home full of warmth and individuality. Exposed beams, fireplaces, traditional detailing and attractive architectural features combine with well-proportioned accommodation to provide a highly appealing living environment.

The accommodation is entered via one of two welcoming front porches, adding practicality and flexibility to everyday living. The functional hub of any home is a well-appointed dining kitchen and this is no exception, offering ample room for family meals and entertaining, together with a range of fitted units and generous workspace. At the heart of the home is an impressive lounge providing a comfortable and inviting reception space, ideal for relaxing while enjoying views of the surrounding gardens from the fireside.

There are three bedrooms, each offering comfortable accommodation and versatility, one of which is exceptionally generous in size with a range of fitted wardrobes. These rooms offer a range of options for family members, guests or those seeking a dedicated home office. A well-appointed recently refurbished shower room serves the property and is fitted with modern fixtures and fittings.

Externally, the property continues to impress. A gated driveway provides ample off-street parking and leads to a detached garage with electric door and lighting, offering additional storage, workshop potential or secure vehicle parking. The generous, private, sun-trap gardens create an attractive outdoor environment, with ample space for gardening, entertaining and enjoying the peaceful rural setting.

Combining the charm and character of a traditional barn conversion with practical living accommodation and excellent outdoor space, this unique home presents a rare opportunity to acquire a distinctive property in an enviable countryside location.

Early viewing is strongly recommended to appreciate the setting, character and lifestyle on offer and to avoid disappointment.



## INTERNAL DIMENSIONS

Kitchen: 17'6 max x 11'4 max (5.33m x 3.45m)  
Lounge: 19'4 into alcove x 15'9 max (5.89m x 4.80m)  
Bedroom One: 16'6 max x 10'8 max (5.03m x 3.25m)  
Bedroom Two: 11'2 max x 6'5 max (3.40m x 1.96m)  
Bedroom Three: 12'0 max x 7'9 max (3.66m x 2.36m)  
Bathroom: 11'5 max x 5'7 max (3.48m x 1.70m)  
Garage: 17'0 max x 10'1 max (5.18m x 3.07m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Septic Tank  
Heating: Oil/Underfloor heating/Wood burner  
Broadband: Fibre to Premise  
Mobile Signal Coverage Blackspot: No  
Parking: Garage & 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

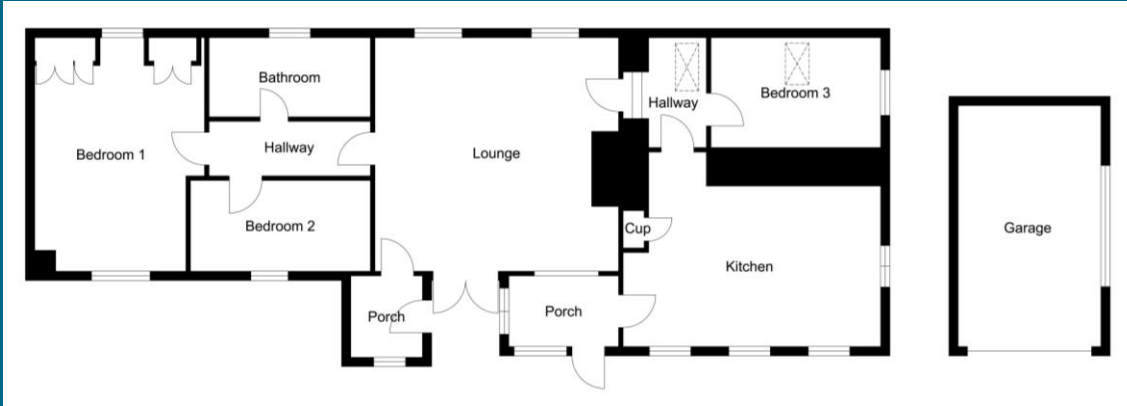
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: TBC

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EPC TBC



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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.