



Allensgreen | Bardon Mill | NE47

Offers Over £625,000

RMS | Rook
Matthews
Sayer



3



2



2

Detached Barn Conversion

Triple Bay Garage

Three Double Bedrooms

Solar Panel Efficiency

Panoramic Valley Views

Stunning Garden Room

Character Features Throughout

Peaceful Rural Setting

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



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A beautifully presented large three-bedroom detached barn conversion, occupying a peaceful rural setting with stunning panoramic views across the Tyne Valley. Combining timeless character with contemporary comfort, this exceptional home offers spacious, stylish accommodation, ideal for modern family living while retaining an abundance of original charm and character features throughout.

The welcoming entrance leads to a thoughtfully designed interior, where exposed beams, generous proportions and quality finishes create a wonderful sense of space and warmth. At the heart of the home is a superb large dining kitchen with vaulted ceiling, exposed beams and Velux windows, perfect for everyday living and entertaining, complemented by a separate utility room and an excellent range of built-in storage throughout.

The spacious living room provides a wonderful place to relax, featuring a large picture window which frames breathtaking panoramic views across the Tyne Valley. This inviting reception space perfectly showcases the property's exceptional setting, allowing the far-reaching countryside views to be enjoyed throughout the year.

The versatile layout includes a ground floor bedroom with en-suite facilities, providing ideal guest accommodation or multigenerational living options. To the first floor there is a substantial landing area which could easily be adapted to create a fourth bedroom, home office or additional reception area, subject to any necessary consents. Two further well-proportioned bedrooms and a family bathroom complete the upper floor, again with exposed beams and stunning views.

A delightful glass-fronted garden room enjoys breathtaking views over the surrounding countryside and Tyne Valley, offering the perfect place to relax and appreciate the tranquil setting throughout the seasons.

Externally, the property is equally impressive. A generous driveway provides parking for three or four vehicles, while the substantial detached stone-built triple-bay garage offers excellent storage, workshop potential or covered parking. The attractive gardens enjoy the benefits of the enviable rural location, creating a private and peaceful environment with a substantial timber garden shed/workshop, a large patio offering valley views and a sheltered lawn area.

Further benefits include oil-fired central heating, solar panels to enhance energy efficiency, plenty of built-in storage and a highly sought-after countryside position offering tranquillity without isolation.

This is a rare opportunity to acquire a characterful yet modern barn conversion of exceptional quality, boasting generous and flexible living space, outstanding views and superb outbuildings in one of the area's most desirable rural locations, with views across to the stunning Hadrian's Wall ridgeline and the beauty offered all the way along the famously picturesque Tyne Valley.



INTERNAL DIMENSIONS

Kitchen Diner: 14'8 max x 24'2 max (4.47m x 7.37m)
Utility: 14'6 max x 5'11 max (4.42m x 1.80)
Lounge/Dining Room: 27'2m x 14'9 max (8.28m x 4.50m)
Garden Room: 11'0 max x 13'0 max (3.35m x 3.96m)
Bedroom One: 16'8 max x 14'6 max (5.13m x 4.47m)
Ensuite: 8'8 max x 7'8 max (2.64m x 3.34m)
Bedroom Two: 15'1 max x 9'11 max (4.60m x 3.02m)
Bedroom Three: 11'5 max x 10'6 max (3.48m x 3.20m)
Bathroom: 9'9 max x 6'1 max (2.97m x 1.85m)
Landing: 15'1 max x 11'2 including stairs (4.60m x 3.40m)
Garage: 24'10 max x 14'11 max (7.57m x 4.55m)
Shed/Workshop: 15'6 max x 7'10 max (4.72m x 2.39m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Private
Sewerage: Septic Tank
Heating: Oil / Solar Panels
Broadband: Fibre to Premises
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

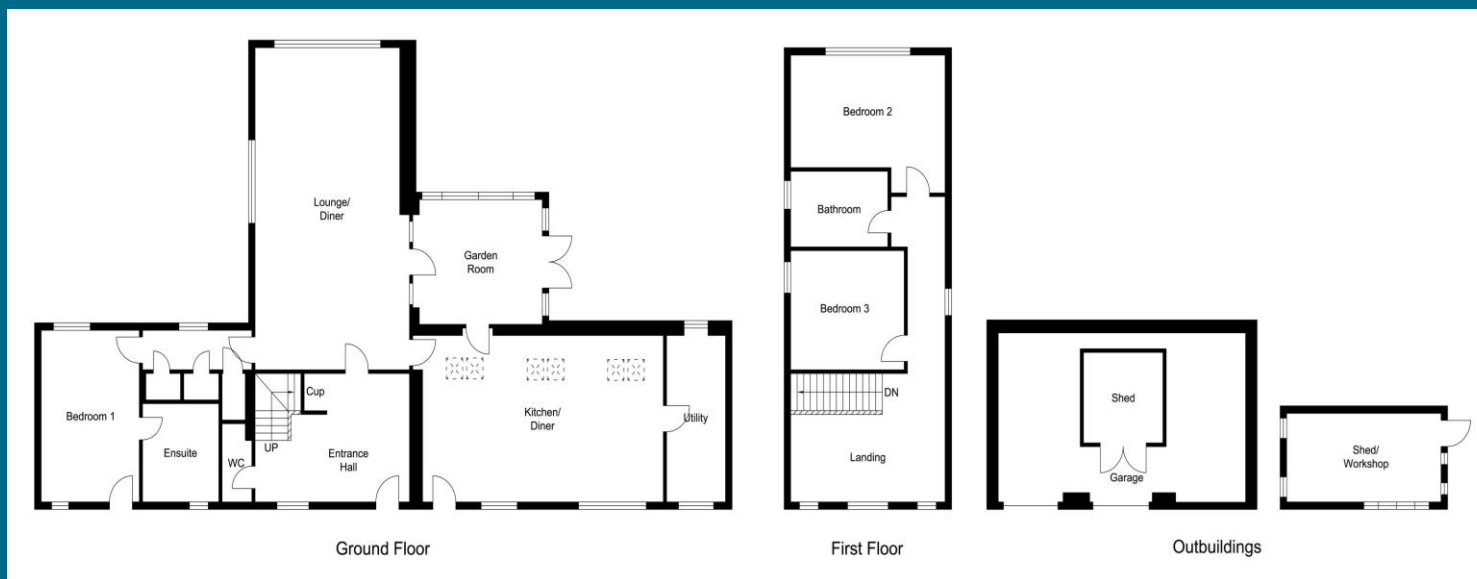
Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: F

EPC RATING: TBC

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EPC TBC



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