



WEST END BARN, THORNGRAFTON, HEXHAM
NORTHUMBERLAND, NE47 7JJ



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Hexham, Northumberland, NE47 7JJ

Award winning four bedroom barn conversion nestled in the stunning rural landscape of Northumberland, enjoying breathtaking panoramic views.

- Award winning barn conversion
- Four bedrooms
- Impressive contemporary design
- Panoramic countryside views
- High-quality fixtures and fittings throughout
- Garage and parking
- EPC rating TBC

OFFERS IN EXCESS OF £900,000

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





DESCRIPTION

The property is positioned at the west end of the former farm steading and enjoys uninterrupted views that continue across to the North Pennines and Cumbrian fells. The entrance hallway is on the upper ground floor level where English Elm floors lead the eye to the spectacular mezzanine living area set above the family kitchen. The mezzanine has a glass balustrade and timber handrail matching that of the bespoke burnished steel and Elm staircase. The vaulted ceiling of the former pole barn enhances the mezzanine and kitchen areas, with exposed beams and roof lights along with the full height glazed south and west walls to create a spectacular frame to capture the ever-changing seasons and views of the valley. The staircase leads down from the hallway into the open plan dining kitchen area.

The kitchen area has a bank of wall and base units along one wall with a central island unit. The base cabinets and island are set beneath a Silestone worksurface and have integrated appliances ranging from a dishwasher, fridge, double oven, and induction hob with extractor. The kitchen also includes a large storage cupboard / larder. The dining area offers the same spectacular view of the valley and the front garden; there are double doors that open out onto the flagstone patio area that connects to the living room as well. The living room is a more formal space with a lovely gas stove fireplace at its heart and a door opening out onto the south facing patio area. The master bedroom with en suite is on the upper ground floor, set to the front it also enjoys an impressive view from the south facing windows. The en suite includes a walk-in double shower, WC and wash hand basin.

The rear bedroom is a spacious double room with a door opening out onto a private patio area on the west of the old stone barn, the room then has a charming thin slit window to the north. The upper ground floor has a pleasant bathroom that comprises a freestanding bath, WC and wash hand basin. The utility room includes a range of fitted units with plumbing for a washing machine and a stainless steel sink with a door out to the garden.

The first floor has two further bedrooms the larger is a generous double bedroom again with a double aspect, whilst the fourth is currently utilised as a home office. The first floor bedrooms are serviced by a shower room which is fully tiled and is fitted with a walk in shower, WC and wash hand basin. The property benefits from ample



storage, with a coat cupboard at the entrance, two further walk in cupboards and loft space.

LOCATION

Thorngraston enjoys a prominent position within the glorious Northumberland countryside, situated just off the A69 with good connectivity to the surrounding towns and villages. The nearby villages of Bardon Mill and Haydon Bridge offers a range of amenities including a village pub, tearoom and first school, with transport links via bus and rail.

Northumberland National Park and Hadrian's Wall World Heritage Site are within close proximity.

EXTERNAL

Externally the grounds enjoy a low maintenance design with drystone walling to the perimeter with most of the rear, side and front gardens being laid to lawn with a patio area, pond and vegetable garden. The gardens have been designed to enclose the property whilst not disturbing the picturesque views that are enjoyed from the patio area and the property.

Approached initially via a driveway shared with the neighbouring property before continuing as a private driveway through the pillared entrance where there is parking for several vehicles and a detached garage. The garage benefits from an electric roller door and houses the bore hole header tanks and water filtration systems.

There is a public footpath along the northern boundary of the property, coming from the driveway, alongside the wall behind the north end of the barn to the kissing gate within the drystone wall which leads through to the adjacent field.

SERVICES

Mains electricity and drainage are connected. Heating via an air source heat pump, with underfloor heating to all floors. The water is from a private bore hole.

AWARDS

West End Barn won 'Best building conversion' in the Northern Regional LABC Building Excellence Awards in 2015.







WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

CHARGES

Northumberland County Council tax band F.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

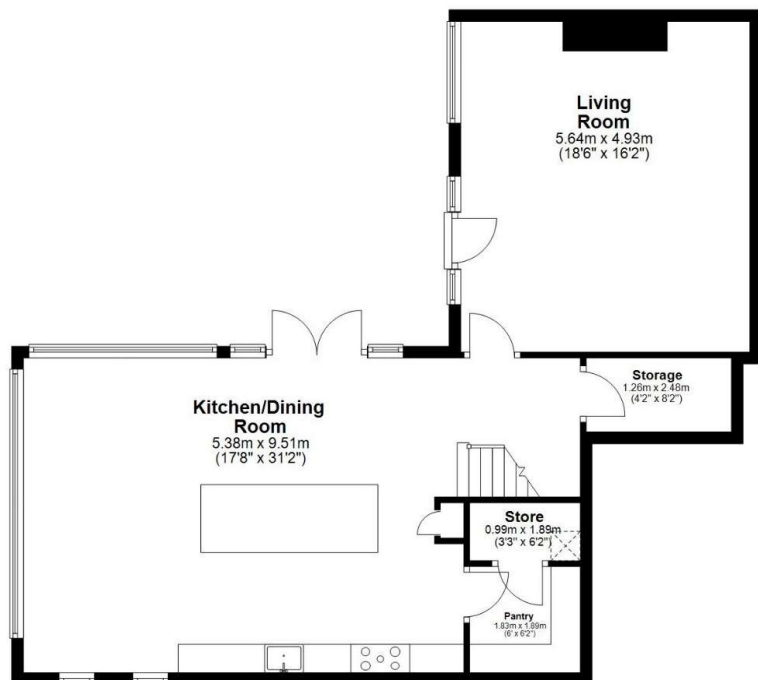




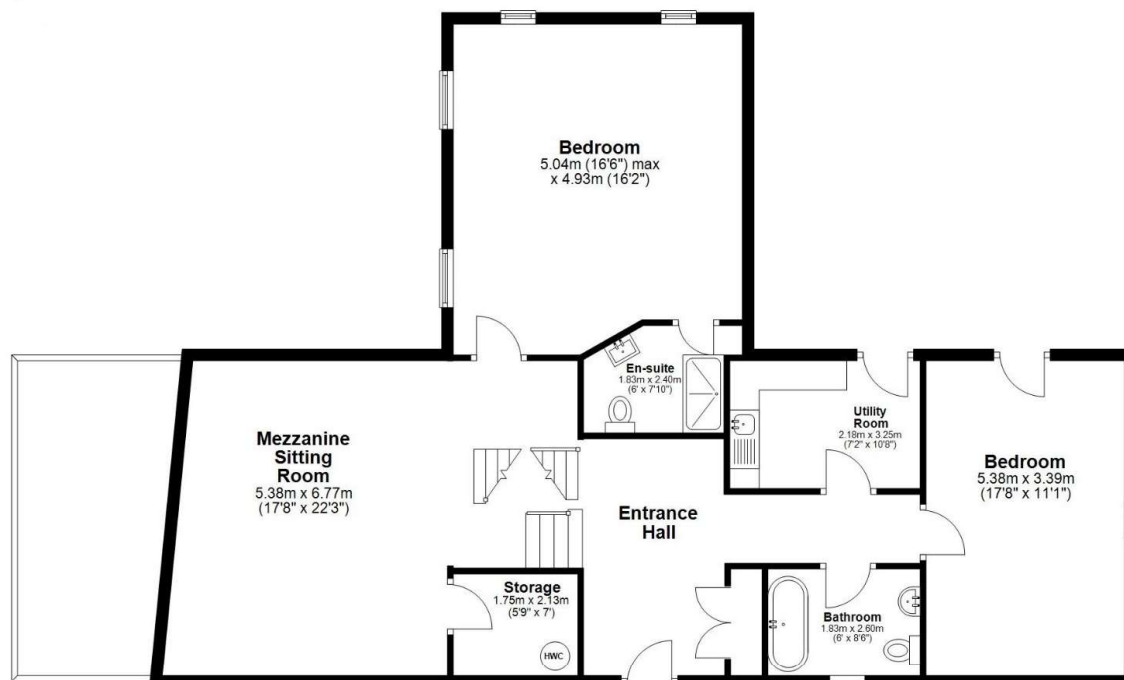




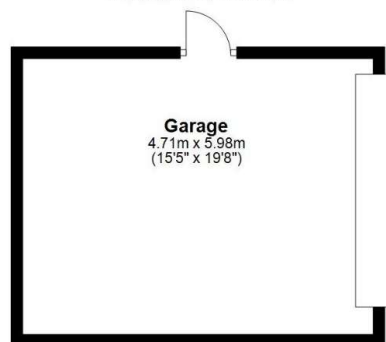
Ground Floor
Approx. 82.8 sq. metres (890.7 sq. feet)



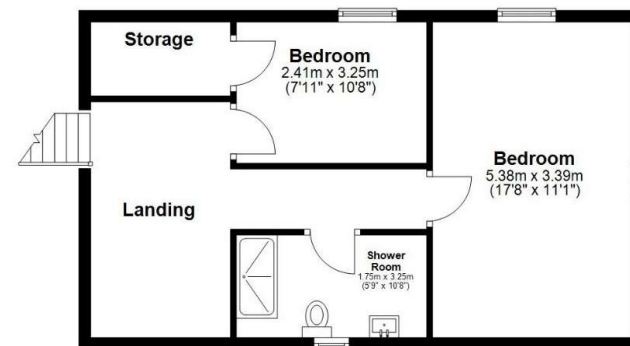
First Floor
Approx. 115.4 sq. metres (1242.0 sq. feet)



Garage
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.1 sq. feet)



Second Floor
Approx. 49.7 sq. metres (534.8 sq. feet)



Main area: Approx. 247.8 sq. metres (2667.6 sq. feet)
Plus garages, approx. 28.2 sq. metres (303.1 sq. feet)
West End Barn, Thornton

www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.