



NORTH BARN, BULLIONS FARM, CONSETT, NORTHUMBERLAND
DH8 9LS



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North Barn is an exceptional contemporary barn conversion enjoying a stunning rural setting, further enhanced by outstanding far-reaching countryside views. Completed to an exacting specification, the property offers beautifully designed, light-filled accommodation set within circa 2.1 acres of landscaped gardens and paddocks.

- Exceptional contemporary barn conversion
- Private gated entrance with extensive parking
- Finished to an outstanding specification throughout
- Spectacular far-reaching countryside views
- Superb energy efficiency – EPC Rating A

OFFERS IN EXCESS OF £925,000

GET IN TOUCH

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

01434 608980

hexham@youngsrps.com





DESCRIPTION

North Barn seamlessly blends striking modern architecture with luxurious family living. Occupying an elevated position with far-reaching panoramic countryside views, the property sits within approximately 2.1 acres, including two secure paddocks and a detached double garage.

The heart of the home is an outstanding open-plan kitchen, dining and living space, where extensive glazing and two sets of bi-fold doors flood the room with natural light and perfectly frame the surrounding landscape. The bespoke handcrafted kitchen is beautifully appointed with a traditional electric triple AGA, quartz worktops, a Belfast sink and a substantial central island incorporating a wine cooler. A walk-in pantry and separate utility room with double Belfast sink provide excellent everyday practicality, while an integrated Bluetooth sound system enhances the space for entertaining.

Stone flag flooring extends throughout the ground floor, complemented by underfloor heating and discreet recessed floor lighting to create a warm yet contemporary ambience. Further accommodation includes a welcoming reception hall, a dedicated cinema room, a home office, boot room, plant room and a stylish cloakroom fitted with premium Thomas Crapper sanitaryware.

A bespoke staircase with solid oak treads and contemporary metal balustrading leads to the first floor, where the accommodation has been thoughtfully arranged to offer both luxury and flexibility. The superb principal suite enjoys breathtaking rural views and features two walk-in dressing rooms alongside a beautifully appointed en-suite complete with Fired Earth tiling, Thomas Crapper sanitaryware and a striking Japanese copper soaking bath positioned to make the most of the outlook. Integrated Bluetooth speakers further enhance this luxurious retreat.

There are three additional generously proportioned double bedrooms, one of which is currently utilised as a games room, demonstrating the versatility of the layout. Two bedrooms are connected by a stylish Jack-and-Jill en-suite with a walk-in shower, wash hand basin and WC, while a luxurious family bathroom is fitted with an Aquastone stone bath and a separate walk-in shower.

Designed to evolve with changing lifestyles, North Barn offers exceptionally versatile



accommodation, equally suited to family life, home working or multi-generational living. Whether enjoyed in its current configuration or adapted to individual requirements, it represents a rare opportunity to acquire a home of outstanding quality in a truly idyllic rural setting.

Completing the property's impressive credentials are its outstanding eco-friendly features. The distinctive steel-clad exterior is complemented by solar panels, air source heat pumps and high-performance insulation, delivering an excellent EPC A rating and ensuring exceptional energy efficiency alongside contemporary design.

Externally

The property is approached via electric gates, opening onto a generous private driveway providing ample parking for numerous vehicles. A detached double garage, fitted with electric doors, mains power, Wi-Fi connectivity and twin electric vehicle charging points, further enhances the property's practicality and future-ready credentials.

The beautifully designed outdoor spaces have been thoughtfully orientated to maximise the exceptional countryside views and favourable south-facing aspect. A spacious sun terrace provides the perfect setting for al fresco dining and entertaining, while a luxurious Finnish barrel sauna, six-person hot tub and traditional wooden plunge pool create an impressive outdoor wellness retreat.

The landscaped gardens have been designed with ease of maintenance in mind, offering an attractive balance of ornamental planting and productive growing space. Ten raised planting beds and a greenhouse provide excellent opportunities for home-grown produce, while a charming water trough feature creates an attractive focal point within the gardens. Beyond, the adjoining paddocks further enhance the property's appeal, making North Barn ideally suited to those seeking an exceptional rural lifestyle with space to enjoy the surrounding countryside.

LOCATION

Despite its peaceful setting, the property is conveniently positioned for access to the historic market towns of Hexham and Corbridge, both of which offer an excellent range of independent boutiques, cafés, restaurants, supermarkets and everyday amenities. The cathedral city of Durham, with its UNESCO World Heritage Site, vibrant cultural







scene and comprehensive shopping facilities, is also within comfortable driving distance, while Newcastle upon Tyne provides extensive retail, leisure and business opportunities together with Newcastle International Airport and East Coast Main Line rail services. The area is renowned for its outstanding natural beauty, offering an abundance of scenic walking, cycling and riding routes, together with easy access to Derwent Reservoir, the Derwent Walk Country Park and the wider North Pennines, making it an ideal location for those seeking an active outdoor lifestyle.

The area is well regarded for its educational provision, with a selection of highly respected state and independent schools within easy reach. These include Hexham Middle School and Queen Elizabeth High School in Hexham, and the highly regarded independent Mowden Hall School just outside of Corbridge. For higher education, both Durham University and Newcastle University are readily accessible.

SERVICES

Mains electricity and water. Solar panels & Air Source Heat Pumps. Sewage Treatment Plant.

CHARGES

Northumberland County Council tax band G.

VIEWINGS

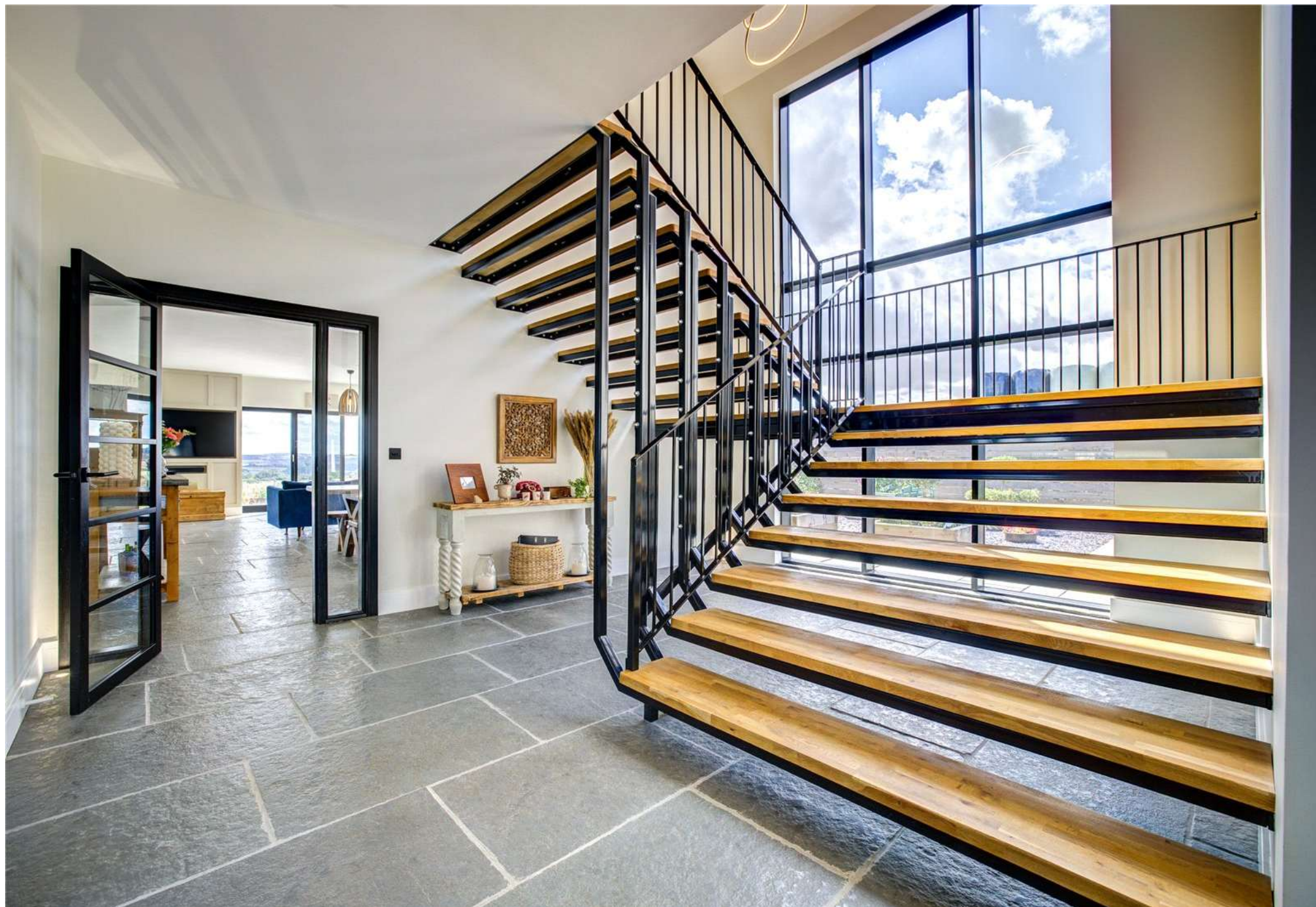
Viewings are strictly by appointment. Please contact the Hexham office to arrange a viewing 01434 608980.

FREE MARKET APPRAISAL

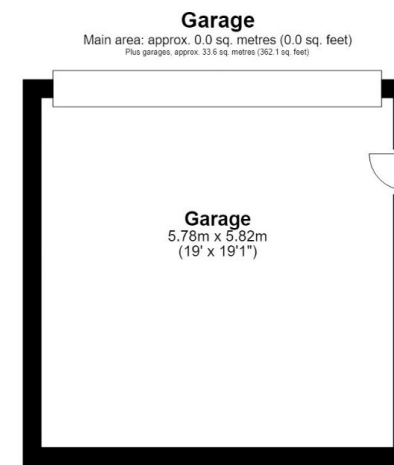
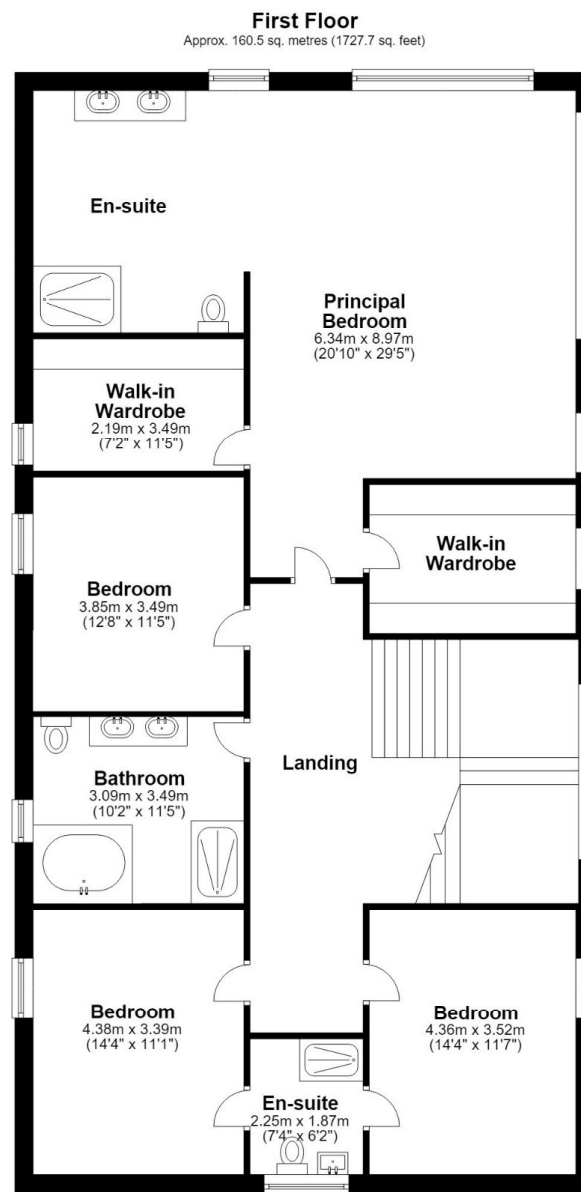
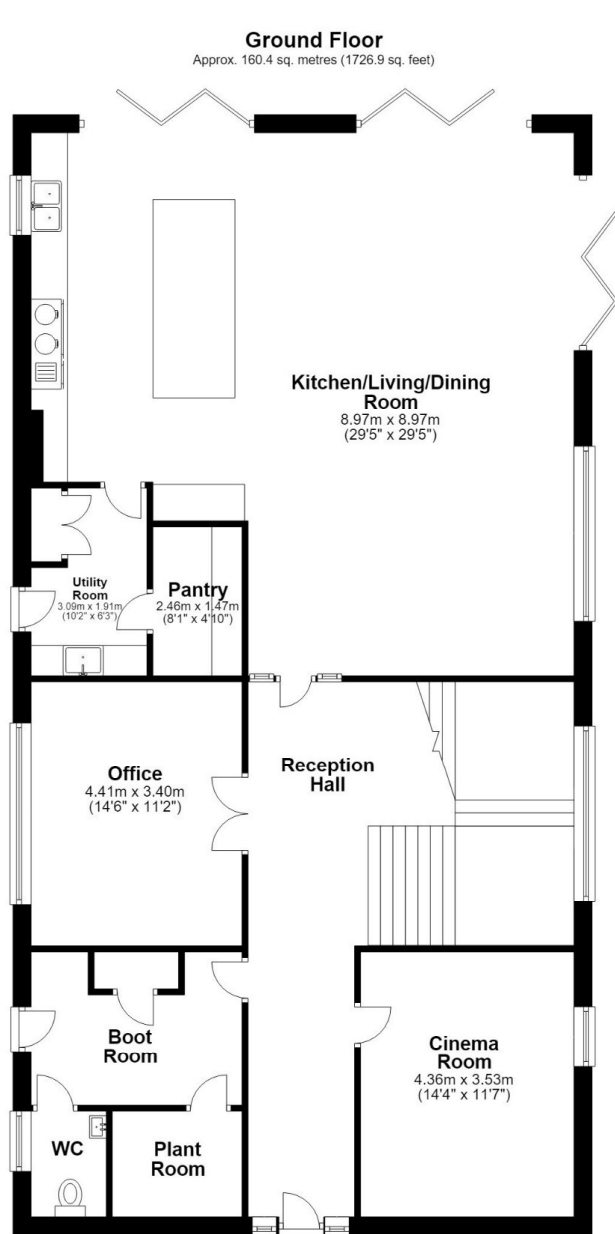
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.











Main area: Approx. 320.9 sq. metres (3454.5 sq. feet)
Plus garages: approx. 33.6 sq. metres (362.1 sq. feet)
North Barns, Bullions Farm

www.youngsrps.com
Hexham 01434 608980



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