



The Smithy, 3 Fell House Farm
North Walbottle





The Smithy, 3 Fell House Farm, North Walbottle, Newcastle upon Tyne NE5 1QL

Offers Over £425,000

A stunning, four bedroom stone built barn conversion, boasting exceptional quality fittings and fixtures and fabulous design features including stone walls, stylish kitchen and bathrooms. This excellent family home offers spacious accommodation set over two floors, with a lovely feeling of space and light, as well as three parking spaces and front and rear lawned gardens. Positioned in a very private development in a semi-rural location, the property offers excellent commuting to Newcastle City Centre.

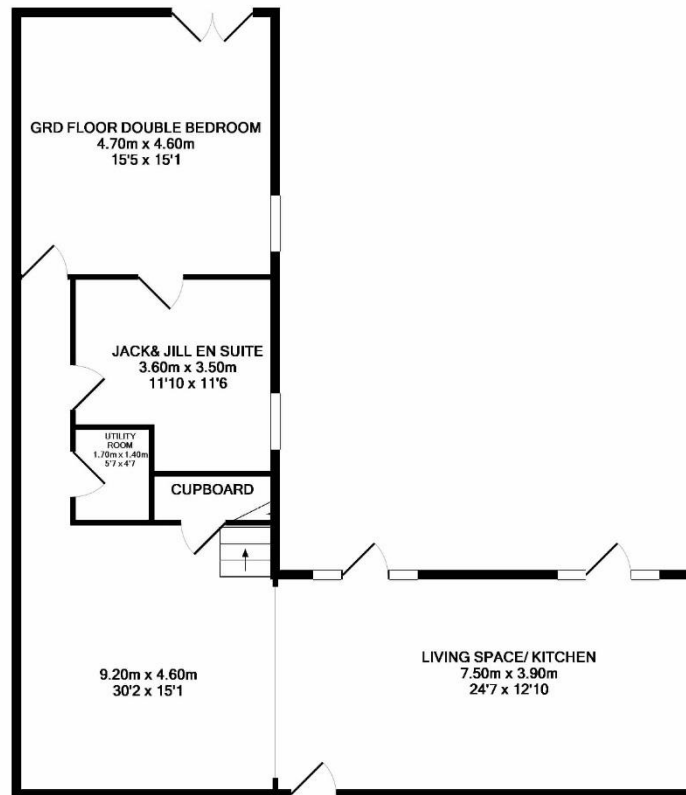
Entrance leading to fabulous 41ft living space/kitchen | Ground floor double bedroom | Jack and Jill en-suite bathroom/wc | First floor mezzanine landing | Master double bedroom | En-suite shower room/wc
Two further first floor bedrooms | bathroom/wc | Front lawned garden | Rear garden and patio
Three allocated parking spaces | Private development | Stunning design features

Services: mains gas, electricity, water & drainage | Tenure: freehold | Council tax: Band F | EPC Rating: C

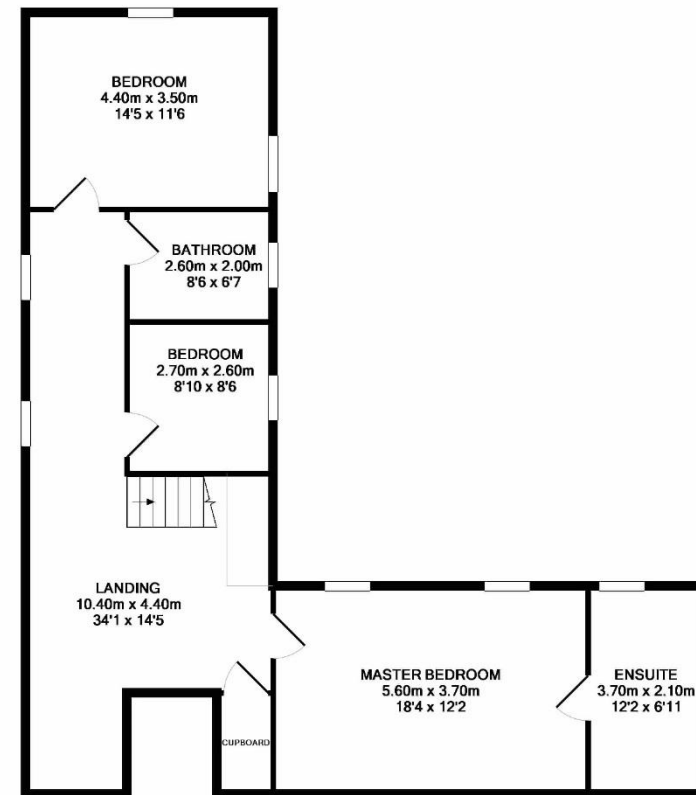








GROUND FLOOR
APPROX. FLOOR
AREA 93.2 SQ.M.
(1003 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 86.8 SQ.M.
(934 SQ.FT.)

TOTAL APPROX. FLOOR AREA 180.0 SQ.M. (1937 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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