



Halton Barn

Halton Shields | Corbridge





Halton Barn, Halton Shields, Corbridge NE45 5PZ

Guide Price £485,000

Immaculately presented four bedroom stone barn conversion, occupying a fabulous courtyard position on the outskirts of the lovely hamlet of Halton Shields, off the B6318 Military Road enjoying stunning views from the rear across the gardens and open countryside towards the Tyne Valley and North Peninnes . Converted in 2008 from the original 'lambing barn', this excellent property offers beautifully appointed and well-proportioned accommodation across two levels, with mature gardens to both front and rear, ample parking and garage within a block.

Entrance lobby gives open access to a fabulous lounge/dining room at the heart of this lovely home, with oak flooring, multi-fuel burner inset to chimney breast and dual aspect windows as well as patio doors giving access on to the gardens taking in the stunning rural views beyond
From the lounge/dining room there is access to a well-appointed fitted kitchen/breakfast room incorporating Belfast sink, 5 ring gas hob with Rangemaster electric double range style oven, stainless steel extractor hood, integrated fridge/freezer and dishwasher. There is ample space for table and chairs as well as window and glazed access door overlooking the rear | Separate fitted utility room including integrated microwave and fridge, as well as plumbing for automatic washing machine, space for tumble dryer and housing a recently installed Worcester Bosch LPG boiler
Ground floor cloaks/wc | Returning to the lounge/dining room there is an additional access door leading to a hallway, which in turn gives access to all bedroom accommodation on the ground floor | Bedroom 4 - a generous fourth bedroom currently utilised as a study, which has double glazed picture window giving views across the Tyne Valley | Contemporary family bathroom/wc incorporating over bath shower and screen | Bedroom 3 - a lovely twin room overlooking the rear elevation | Bedroom 2 - a fantastic double room which enjoys beamed and vaulted ceiling with fitted wardrobes to two walls, providing ample hanging and shelving space | From the lounge/dining room a staircase leads to the first floor and the master bedroom which has Velux style windows to both front and rear elevations providing a good deal of natural light, walk-in wardrobe with lighting and beautifully appointed en-suite shower room/wc | Externally, the front of the property is approached via a shared surfaced courtyard with block paved parking area and access to a garage within a block of three. To the rear is a generous and mature garden laid mainly to lawn with stone flagged patio and well-stocked raised beds.

Services: Mains electric, water and drainage | Tenure: Freehold | Council Tax Band: F | Energy Performance Certificate: Rating D



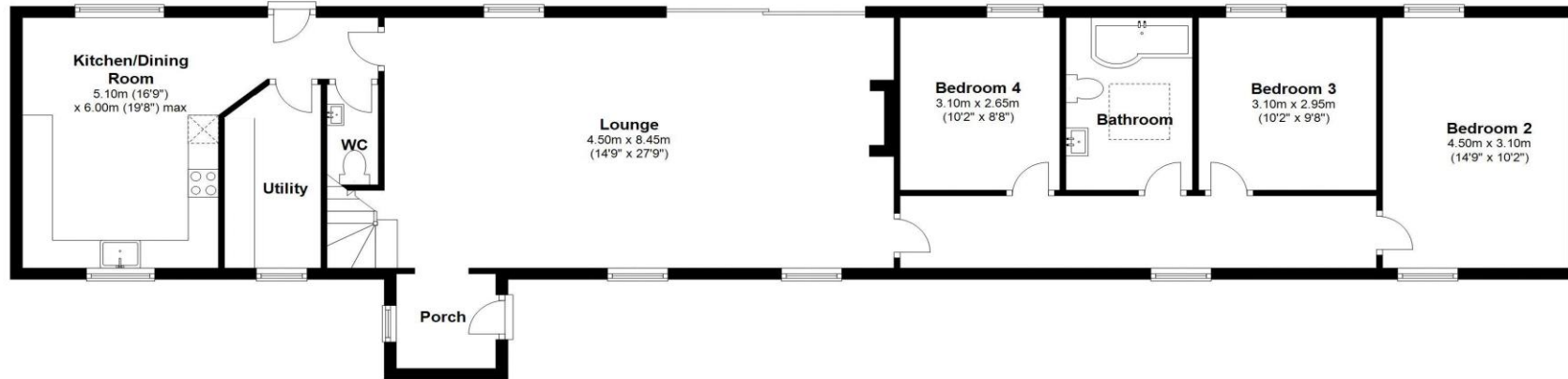






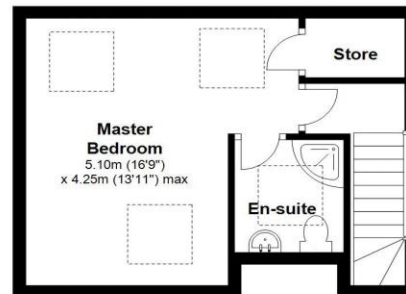
Ground Floor

Approx. 120.3 sq. metres (1295.2 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.2 sq. feet)



Total area: approx. 145.8 sq. metres (1569.3 sq. feet)

This floor plan is for illustrative purposes only and whilst every attempt has been made to ensure its accuracy, all measurements are approximate and all included elements are only indicative of size, relative proportion and position and no responsibility is accepted for any error, omission or misrepresentation.
Plan produced using PlanUp.

Halton Barn, Halton Shields, CORBRIDGE



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