



rare!

From Sanderson Young



The Granary
Shotley Field



The Granary, Shotley Field, DH8 9LF

Guide Price £895,000

The Granary is a stylish stone built conversion overlooking a spectacular South Northumberland hillside, yet only a 30 minute drive from central Newcastle. One of only three individual properties in an exclusive courtyard development, this stunning family home occupies an approximate 0.4 acre site with fabulous panoramic rural views, beautiful professionally landscaped gardens, a large walled garden with separate orchard and stone shed converted from an old blacksmith's shop, parking for 5 cars and a double garage. The beautifully decorated property has been sympathetically designed to a high specification throughout, whilst retaining individuality, many original features and great character. Design features include impressive vaulted beamed ceilings, exposed stone walls, oak flooring, a stone inglenook fireplace, excellent natural light from the picture windows, glazed doors/Juliet balconies and heritage windows to the roof. The main reception rooms are on the upper floor and have exposed timber beams, with the lounge and kitchen being separated by a distinctive stone wall and feature full length windows with glass Juliet balconies. There is central heating throughout with the addition of a cast iron Morso wood burning stove set in an inglenook fireplace. Apart from the bathroom and shower areas, both upper and lower floors have oak hardwood flooring throughout.

Stone steps to entrance | Fabulous lounge with stone inglenook fireplace and Morso wood burning stove | Large kitchen/breakfast room with central island and integrated appliances | Dining room | Cloakroom/wc | Bedroom 2 with en suite shower room/wc | Two staircases down to the ground floor | Garden room with door to gardens | Master bedroom with Fired Earth wet room | Second cloakroom | Box room | Three further double bedrooms, one currently utilised as a study/home office with door to gardens | En-suite shower room/wc | Family bathroom/wc | The stunning gardens have been landscaped for easy maintenance, with attractive stone walls to the boundary, a gate leading to a bridleway (in part owned by The Granary), extensive lawns and stone terraces, a walled orchard with raised planted beds and soft fruit cages, and separate garden store | Shotley Bridge - 2.5 miles, Hexham - 15 miles, Newcastle upon Tyne - 18 miles, Newcastle International Airport - 21 miles | Services: Mains electricity & water, LPG central heating, private drainage | Tenure: Freehold | Council Tax Band: G | Energy Performance Certificate: D

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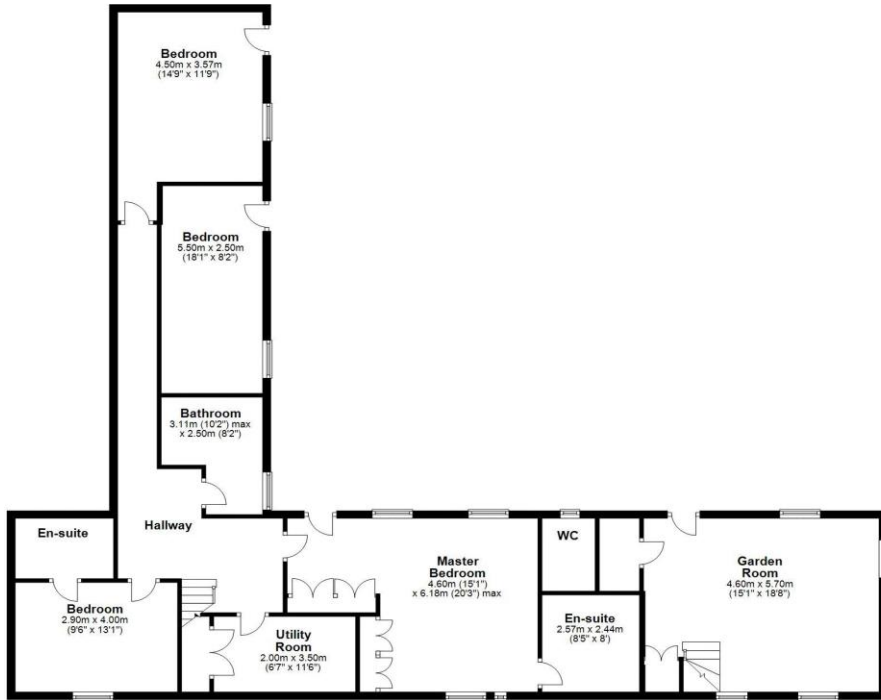




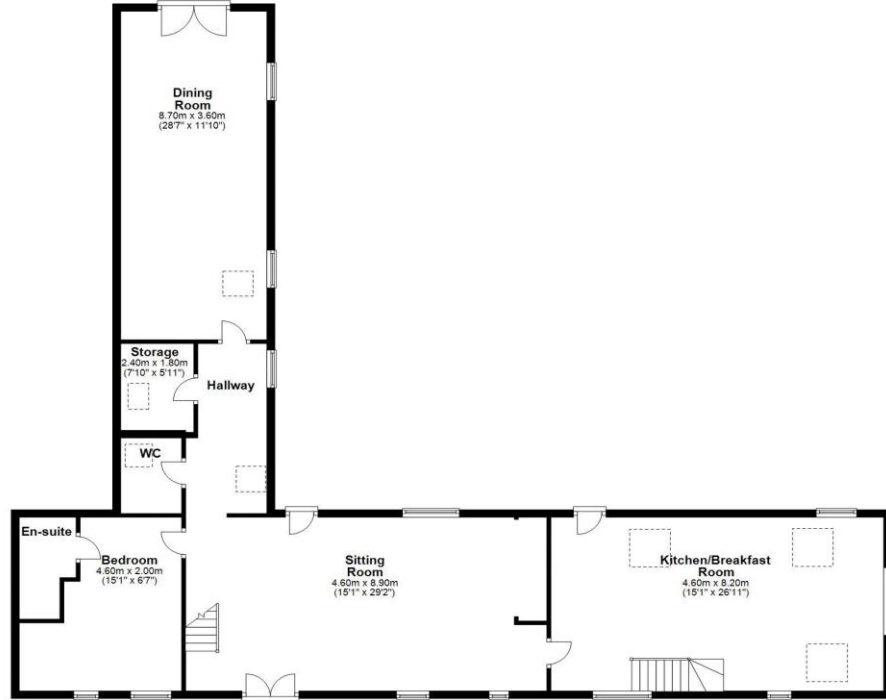




Ground Floor
Approx. 145.1 sq. metres (1561.4 sq. feet)



First Floor
Approx. 146.2 sq. metres (1573.8 sq. feet)



Total area: approx. 291.3 sq. metres (3135.2 sq. feet)
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