



rare!  
From Sanderson Young



**The Barns**  
South High Moor Farm, Bywell, Felton



## The Barns, South High Moor Farm, Bywell, Felton NE65 9QG

£1,200,000

The Barns is a magnificent country house, created and developed following the renovation of an old farm steading in 2003. The property has a lovely stone walled boundary surrounding its west facing private gardens which are set out with beautiful, well stocked borders, an open lawn and a fabulous patio terrace with westerly aspect. The Barns is surrounded by a total of approx 2.4 acres including grazing paddocks, with a stable for alpacas and a separate, detached, well constructed agricultural garage. The house has the benefit of a 4 car garage consisting of two car ports and two garages, above which there is a self contained, oak framed, 4\* holiday let apartment named The Hide with one bedroom, kitchen, lounge, bathroom and utility area; The Hide enjoys very strong demand from the holiday rental market and represents a fabulous opportunity to acquire a good income stream.

Reception vestibule and hallway with Indian stone flooring and beautiful internal doors | Wash room wc and useful coat storage cupboard | Family sitting room with fabulous south facing views overlooking surrounding countryside | Principal kitchen/breakfast room with Mark Wilkinson design high quality handmade furniture, black granite worktops, AGA and wide bi-folding glazed doors filling the room with light and opening to the patio terrace | Family living room with double height ceiling with original beams exposed, two sets of bi-folding glazed doors to lawned garden and opposite a byre style arched window and door to decking area and courtyard patio, oak staircase to minstrel gallery above providing study and open plan working office with remote operated electric retractable cinema screen. | Ground floor bedroom suite with wash hand basin | Utility wash room and separate gardeners wc | First floor: master bedroom with en suite walk-in shower room/wc | Three further well proportioned bedrooms, all with wardrobe facilities and one with built in wash hand basin | Family bathroom/wc with large roll-top bath and separate shower | Efficient and cost effective Air Source heat pump central heating system, double glazing and fabulous bi folding doors | Discretely positioned Photovoltaic Panels within the roof slates of The Hide providing solar electricity and an income from the Feed In Tariff | Located a short distance to the west of the A1, between Morpeth and Alnwick, and very convenient for access to Felton where there are a number of attractions including the local pub, The Northumberland Arms, which has a good reputation for food, and The Running Fox, a very popular café and bakery | Sporting facilities in the area include the nearby Bywell Shooting Ground and gun club for clay pigeon shooting, the light aircraft and airfield at Burgham for para-gliding, fishing on the river Coquet and Burgham Golf Course | Excellent hotels nearby include Linden Hall with its country pub and the very well respected restaurant at the Anglers Arms | Convenient road access to Morpeth and Newcastle city centre to the south via the A1 | This is a beautiful home in a great location from which viewings are strongly recommended.

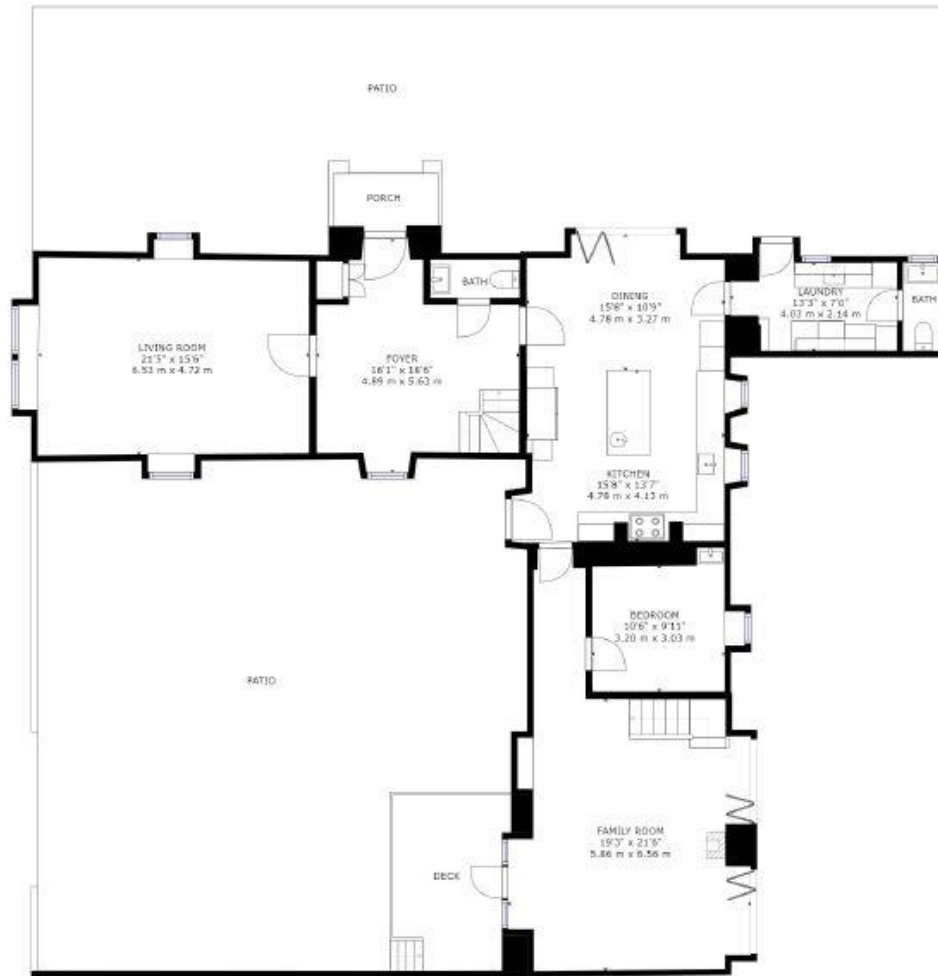
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1708 sq ft, 159 m<sup>2</sup>, FLOOR 2: 1278 sq ft, 119 m<sup>2</sup>  
 EXCLUDED AREAS: , PORCH: 36 sq ft, 3 m<sup>2</sup>  
 TOTAL: 2986 sq ft, 277 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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