



The Granary
Green Lane





The Granary, Green Lane, Low Horton Grange, Seaton Burn NE13 6BZ

Guide Price £545,000

STYLISH STONE BARN CONVERSION CLOSE TO PONTELAND VILLAGE AND THE A1, WITH LARGE GARDEN, DOUBLE GARAGE & PARKING

The Granary is a stunning traditional barn conversion, offering stylish contemporary living whilst being sympathetic to its origin as a former Hemmel. One of five individual dwellings in the small hamlet of Low Horton, the four bedroom stone conversion has a fabulous south facing rear garden with open aspect views over the surrounding fields, gravel driveway with parking for several cars, and large double garage. The property, developed in 2016, has a real 'wow' factor with an impressive open plan living/dining room with beamed vaulted ceiling and five original arch byre windows and bi-fold doors to the garden - the house is finished to a high specification, with quality finishes including oak floors and internal doors, and granite worktops to the kitchen. Further design features include an air source heat pump central heating system, and solar panels to the south facing roof of the double garage.

Entrance to family kitchen/breakfast room with large central island and integrated appliances | Magnificent open plan living/dining room with beamed vaulted ceiling and five arch windows | Ground floor guest double bedroom | Contemporary shower room/wc | First floor Two large double bedrooms with full vaulted ceiling | Ensuite shower to the master bedroom | Third bedroom currently used as a dressing room | Bathroom/wc | Double garage with electric door and development potential into the roof space | Ample parking on the gravel driveway.

Services: Mains electric, water and drainage | Tenure: Freehold | Council Tax: Band E | Energy Performance Certificate: B



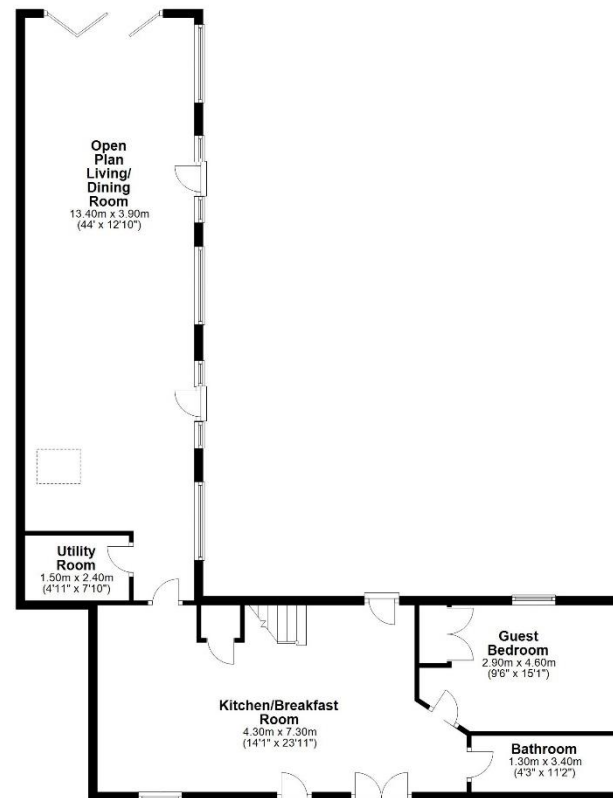






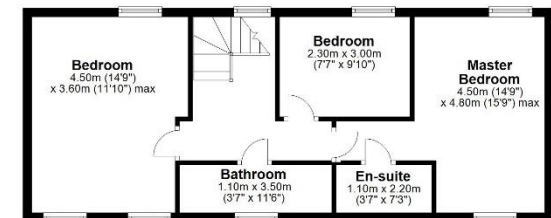
Ground Floor

Approx. 104.1 sq. metres (1120.0 sq. feet)



First Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 157.2 sq. metres (1692.0 sq. feet)
The Granary, Low Horton Grange

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