



rare!
From Sanderson Young



The Hay Barn
West Fenwick Farm



The Hay Barn, West Fenwick Farm, Fenwick, Northumberland, NE18 0QP

Guide Price £795,000

The Hay Barn is a fabulous five bedroom, stone-built detached conversion, completed in 2018, and offering versatile and generous living accommodation of over 3000 sq ft over two floors - the property, one of three sympathetic conversions from the former historic farm steading, is finished to a luxury standard and specification throughout, with excellent natural light from the large full height windows and design features which include; vaulted ceilings with exposed roof timbers, limestone and oak floors, oak internal doors and stylish contemporary en-suites and bathrooms.

Reception hallway with limestone flooring | Cloakroom/wc | Impressive sitting room with dual aspect windows and a door to the gardens and wood burning stove | Family room with a door to the garden | Magnificent kitchen/breakfast room with doors to the gardens | Utility room | Beautiful light and airy garden/dining room overlooking the garden and courtyard | Secondary staircase leading to a lovely private guest double bedroom and ensuite above the garage | First floor galleried landing | Master bedroom with built in wardrobes and a luxury en-suite bathroom | Guest double bedroom with ensuite shower room/wc | Two further double bedrooms | Stylish family bathroom with separate shower | Attached single garage with electric door | Private stone pillared gated entrance leading to large gravel driveway with parking for several cars | Lawned gardens with a stone wall to the boundary |

The fabulous family home is located in the small rural hamlet of Fenwick, with stunning views over the surrounding open countryside, yet within easy reach of Ponteland approx. (8 miles), Newcastle City Centre approx. (11 miles), Newcastle International Airport approx. (9 miles) and the A1 and A69 for commuting throughout the region. Local amenities can be found in the nearby Tyne Valley villages of Heddon, Wylam, Stamfordham and Matfen, which between them offer a range of local amenities including village shops, cafes and tea rooms, Doctors surgeries, Village Halls and Schools. There are superb leisure facilities close by at Matfen Hall and Close House, where there are Golf courses, gyms, swimming pools and an award winning restaurant. Ponteland village offers a wider range of facilities with cafes, bars/restaurants, and supermarkets, as well as highly rated schools for all ages, professional services and banking. The popular village of Corbridge and the market town of Hexham also offer a great range of day to day amenities, with a General Hospital, Train Stations with links to Newcastle and Carlisle and doctors and dentists' surgeries.

Services: Mains electric and water. Private drainage | Tenure: Freehold | Council Tax: Band G
Energy Performance Certificate: Rating C

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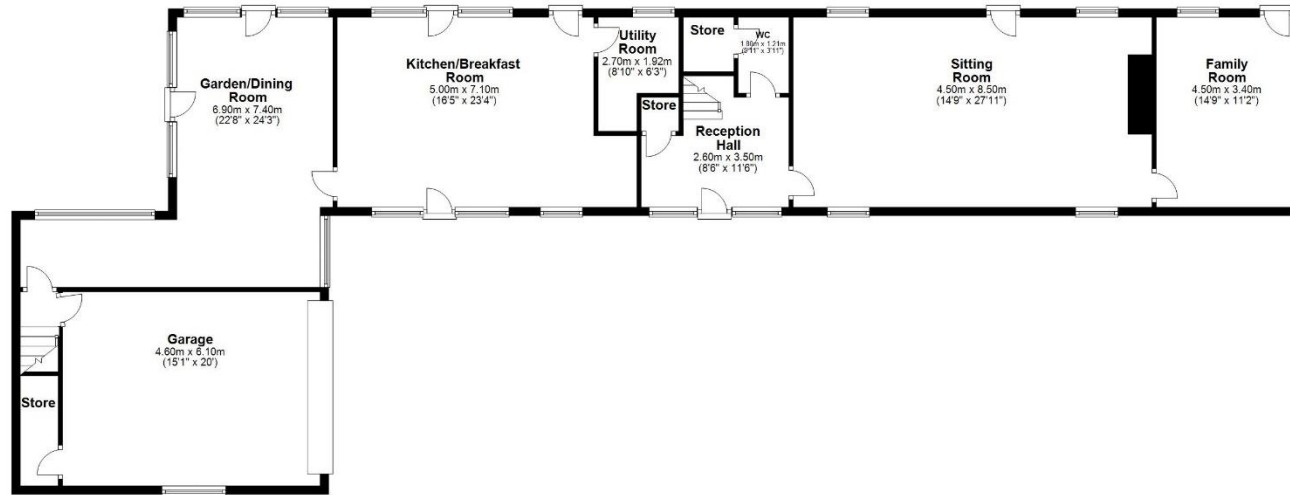






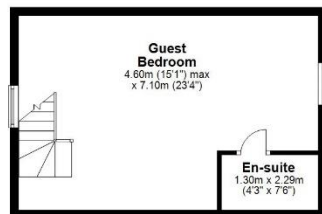
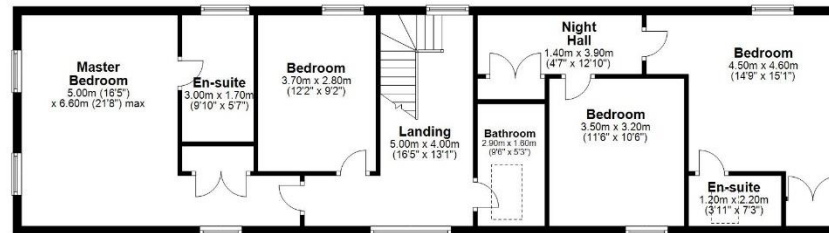
Ground Floor

Approx. 165.5 sq. metres (1761.1 sq. feet)



First Floor

Approx. 129.7 sq. metres (1395.8 sq. feet)



Total area: approx. 295.2 sq. metres (3177.0 sq. feet)
The Hay Barn, West Fenwick Farm, Fenwick



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