

## 5 Swinton Mill Barns

Coldstream, Swinton, TD12 4JS

Offers In The Region Of £299,950

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A superb opportunity to purchase this attractive four bedroom stone built barn conversion, which is located approximately two miles from Swinton village and forming part of the exclusive Swinton Mill Barns. This property would make a superb family home, with spacious and well proportioned living accommodation with the benefits of full double glazing and oil central heating.

The immaculate interior comprises of a large dual aspect lounge with double French doors to the rear garden, a spacious kitchen/breakfast room with a superb range of sage green shaker units with appliances and ample space for a table and chairs, door from the kitchen into a useful utility room and a cloakroom. Also on this level is a double bedroom which is currently being used as a dining room. On the first floor is a modern family bathroom and three double bedrooms, the main bedroom has fitted wardrobes and an en-suite bathroom. Parking at the front of the property and a generous enclosed garden at the rear with lawns.

Viewing is recommended



## Entrance Hall

Partially glazed entrance door giving access to the hall, which has a window to the front, a built-in double cloaks cupboard and two central heating radiators. Stairs to the first floor landing with a built-in understairs cupboard. Two power points.

## Lounge

19'7 x 13'2 (5.97m x 4.01m)

A large dual aspect reception room with double French doors to the rear garden and a window to the front. Two central heating radiators, a television point and eight power points.

## Kitchen/Breakfast Room

18'3 x 13'6 (5.56m x 4.11m)

A spacious kitchen/breakfast room is fitted with a superb range of sage green shaker wall and floor kitchen units with spacious walnut effect worktop surfaces. One and a half bowl stainless steel sink and drainer, a double glass display cabinet and a built-in oven, four ring ceramic hob with a cooker hood above. Double French doors to the rear garden, a central heating radiator, recessed ceiling spotlights and ten power points.

## Utility Room

7'7 x 6'3 (2.31m x 1.91m)

Fitted with base shaker cupboards with a stainless steel sink and drainer above. Plumbing for an automatic washing machine, a window to the rear and a central heating radiator. Four power points.

## Bedroom 4/ Dining Room

12' x 13'8 (3.66m x 4.17m)

A double bedroom which is currently being used as a bedroom, which has a window to the front, a central heating radiator, a television point and six power points.

## First Floor Landing

Two windows to the front, access to the loft and a built-in double airing cupboard housing a hot water tank. Central heating radiator and four power points.

## Bedroom 1

15'1 x 13'6

A large double bedroom with two built-in double wardrobes and a window to the rear. Central heating radiator. Television point and eight power points.

## En-Suite Bathroom

10'8 x 7'4

Fitted with a quality white three piece suite, which includes a bath with

a shower and screen above, a toilet and a wash hand basin with a shaver socket above. Heated towel rail, a frosted window to the rear and recessed ceiling spotlights.

## Bedroom 2

12'8 x 13'3

Another double bedroom with a window and velux to the rear, a central heating radiator, ten power points, a television point and a telephone point.

## Bedroom 3

12'1 x 15'8 (3.68m x 4.78m)

A double bedroom with a velux and window to the front, a central heating radiator, a television point and six power points.

## Bathroom

6'6 x 13'3 (1.98m x 4.04m)

Fitted with a white three piece suite, which includes a toilet, a wash hand basin and a bath with a shower and screen above. Heated towel rail, a double shaver socket and a frosted window to the front.

## Outside

Parking for two cars at the front of the property. Large enclosed rear garden with gravelled sitting areas and lawns.

## General Information

Full oil central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas, drainage into a septic tank.

Council tax band E.

Energy Rating C (77)

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

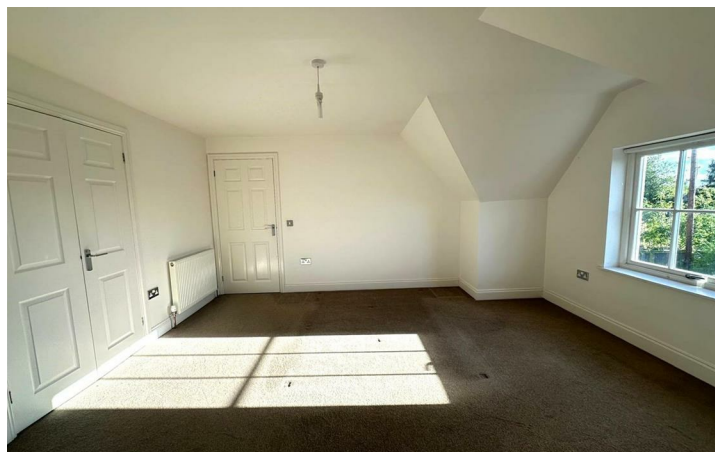
Saturday Viewings 12.00pm - 1.00pm

### FIXTURES & FITTINGS

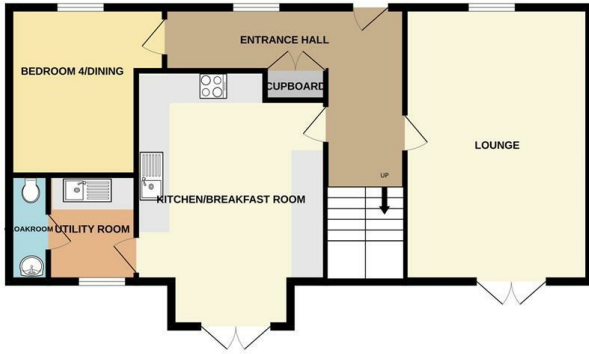
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions



GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.

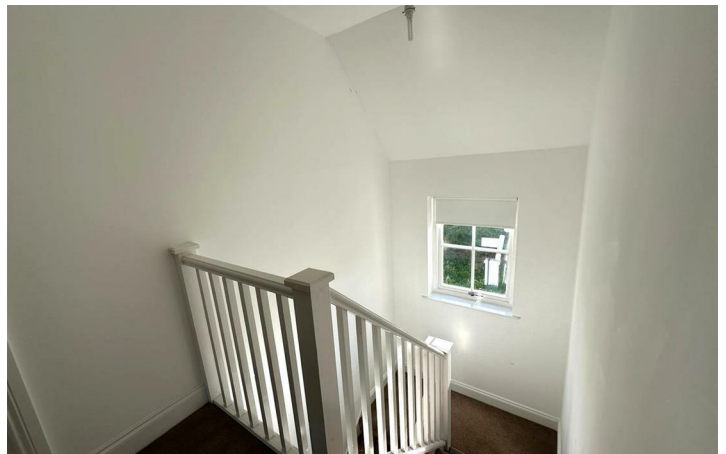


1ST FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



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