



The Barn

North Brunton



SANDERSON
YOUNG





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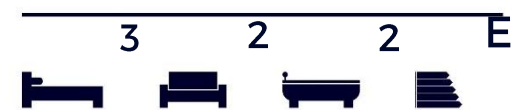
A fabulous two storey, stone built home, situated to the rear of this quiet old farm steading and developed in the early 1980s into a small number of beautiful homes.

The property has many lovely farmhouse features including exposed wood beams, feature arched windows to the main reception rooms and a lovely large stone Minister fireplace within the sitting room.

Set on the outskirts of the sought after suburb of Gosforth, The Barn is ideally located for local amenities including the shops, cafes and restaurants of Gosforth High Street, Gosforth Racecourse, a number of golf courses, and offers easy road links into Newcastle City Centre, as well as the A1 North & South.

Price Guide:

Guide Price £639,950





Internally, the accommodation comprises: Entrance reception hallway with a cloakroom WC | Dining hall with a feature arch window overlooking the south facing courtyard | Drawing room & sitting room, a charismatic room with a large stone fireplace with coal burning effect gas fire and feature arch window | The kitchen is well fitted with a number of storage cabinets and an integrated double oven and hob.

Stairs lead up to the first floor landing with an open study and useful reading area | Principal bedroom with fitted storage and an ensuite shower room | Double bedroom with fitted storage | Third single bedroom, also with fitted storage | Family bathroom.

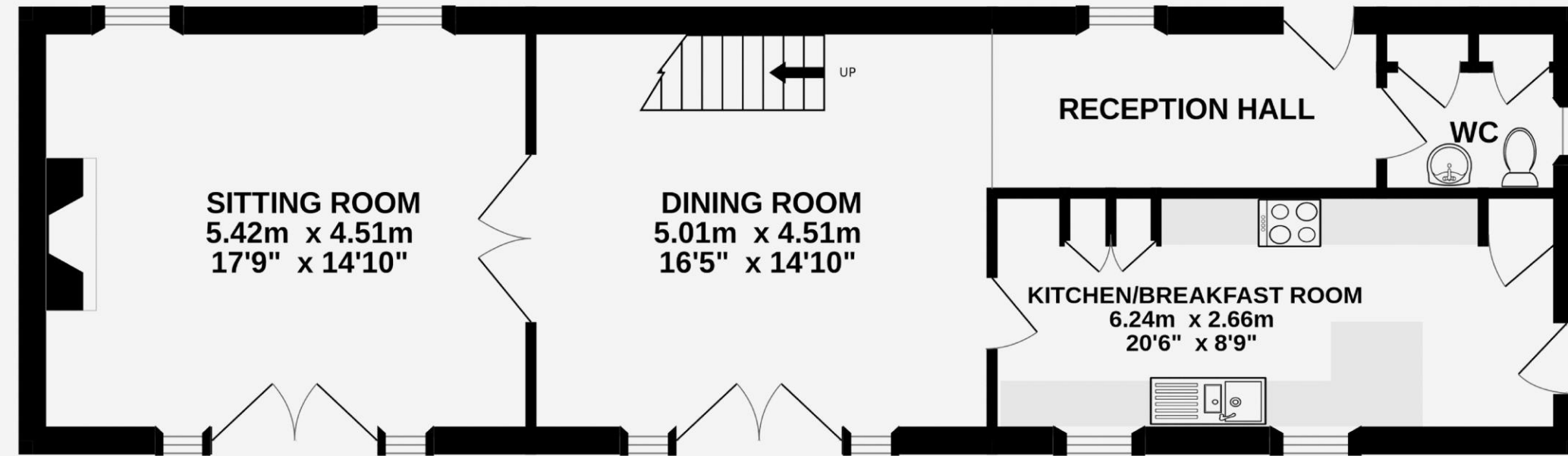


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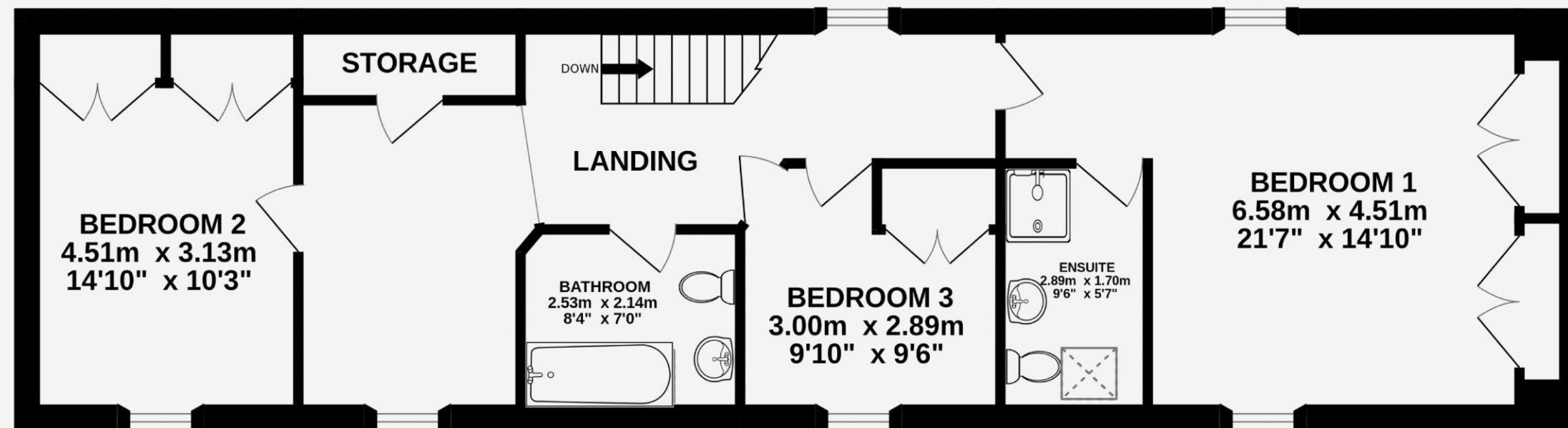




GROUND FLOOR
74.3 sq.m. (799 sq.ft.) approx.



1ST FLOOR
79.9 sq.m. (860 sq.ft.) approx.



TOTAL FLOOR AREA : 154.1 sq.m. (1659 sq.ft.) 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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Externally, the property is accessed to the rear of the steading where there is a good sized garage, providing excellent storage space | A gated entrance leads through to the front garden, offering good privacy and enjoys the afternoon and evening sunshine | The courtyard, which faces south and is enclosed with stone walls and not overlooked, has lovely planting and mature trees, as well as two feature features and ponds.

A very special and unique property for which internal viewing is highly recommended.

Services | Mains; Electricity, Gas | Septic Tank | Tenure; Freehold | Council Tax; Band G | Energy Performance Certificate; Rating E

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