



The Barn

14 Stable Lane



SANDERSON
YOUNG





The Barn

14 Stable Lane, Red House Farm, NE3 2DH

STYLISH BARN CONVERSION OFFERING GROUND FLOOR LIVING WITH DELIGHTFUL SOUTH FACING CENTRAL COURTYARD, FOUR DOUBLE BEDROOMS WITH FITTED FURNITURE, TWO ENSUITES, GARDEN & DETACHED DOUBLE GARAGE!

This superb barn conversion is situated on Stable Lane on the outskirts of Gosforth. The property itself, which is thought to have been converted from a farm steading back in 2005, offers one of only a few luxury single storey properties within the locality, and is tucked away within this private development. Stable Lane is well placed to offer excellent access into central Gosforth, with its shops, cafes and amenities, Newcastle City Centre and also the A1 providing excellent links throughout the region.

Price Guide:

Offers Over £695,000

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The property has undergone a further transformation since the current owner has taken ownership, with three newly fitted Domani bathrooms and Hammonds fitted furniture to all four bedrooms and study.

Extremely rare to the market and boasting close to 2,000 sq.ft of internal living space, the accommodation briefly comprises: Entrance lobby with access to a study/dressing room | Entrance hall with French doors onto the central courtyard and a utility room with refitted WC and door to garden | Stylish kitchen/breakfast room with central island, vaulted ceiling and integrated appliances | Impressive lounge/diner measuring 25ft, again with vaulted ceiling and several large west facing windows and electric roof lights, creating a light and airy space with log burning stove and French doors to courtyard.

The central hallway then leads onto four generous double bedrooms of which two benefit from contemporary refitted ensuite shower rooms and a stylish refitted bathroom with four piece suite. All bedrooms benefit from fantastically designed Hammonds fitted wardrobes and storage.



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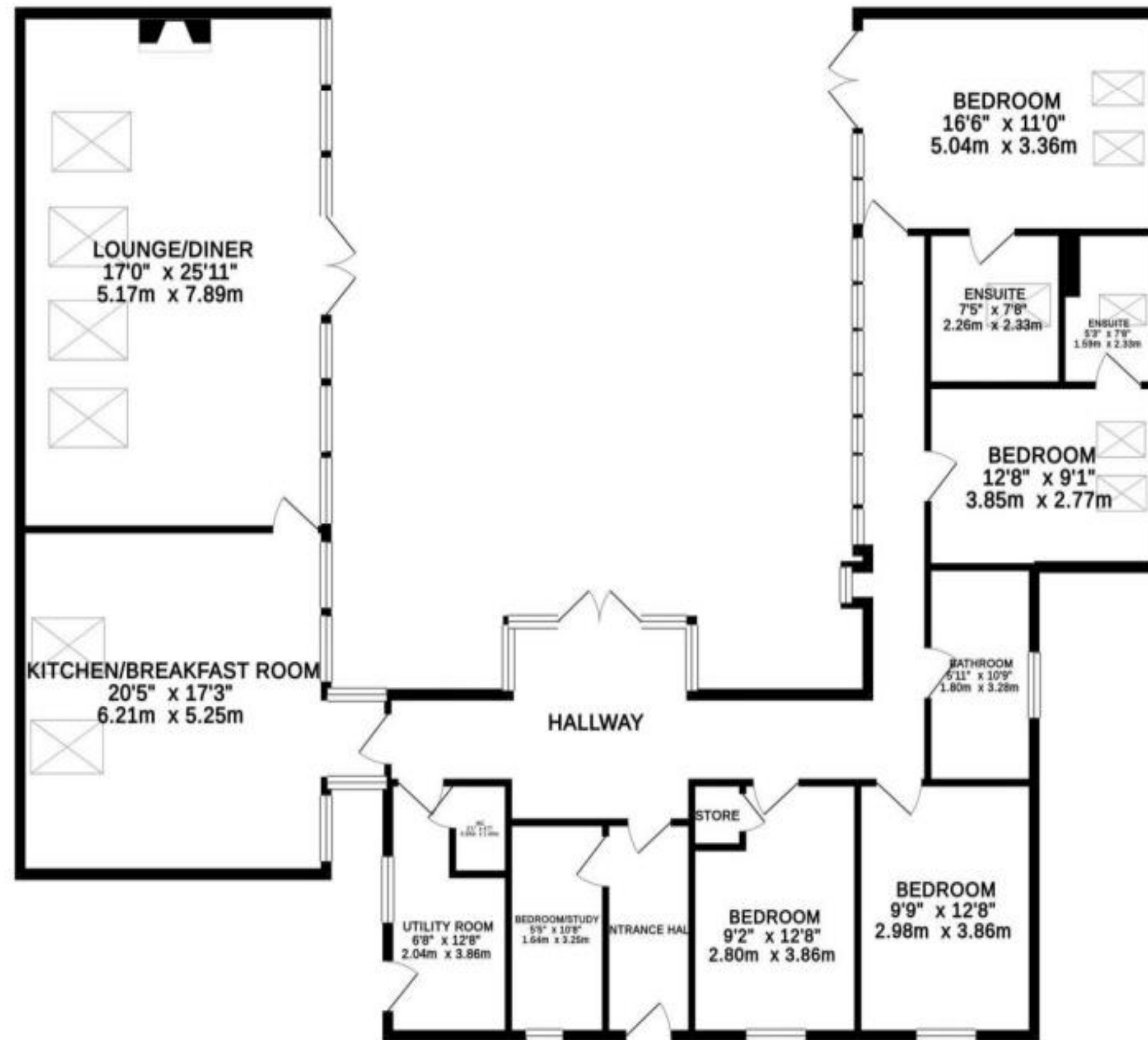




DOUBLE GARAGE 303 sq. ft.
(28.1 sq. m.)



GROUND FLOOR 1914 sq. ft.
(177.8 sq. m.)



Externally, the property benefits from a block paved driveway, which is accessed via electronically operated iron entrance gates, which also lead to a double garage with electronically operated doors, light and power. A pleasant garden which is laid mainly to lawn is situated to the front and the rear. The delightful, south facing central courtyard offers a privacy from the outside world and is perfect for entertaining or dining al-fresco.

Beautifully presented throughout, with double glazing and gas 'Combi' central heating, this impressive home simply demands an early inspection!

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating D

TOTAL FLOOR AREA : 2216 sq. ft. (205.9 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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