



The Old Barn

Robsheugh, Milbourn





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Milbourne, Ponteland, Newcastle upon Tyne NE20 0JQ

The Old Barn is a beautiful stone built country house, enjoying fabulous open aspect views over the surrounding countryside, and conveniently located only 4 miles North of Ponteland and Newcastle International Airport, and 11 miles from Newcastle City Centre. Originally constructed as part of the redevelopment of a former farm steading, this magnificent five bedroom country house occupies an enviable position, with mature gardens and grounds, as well as grazing paddocks, extending to approximately 4.2 acres.

The approach to The Old Barn is highly impressive, with a stone pillared entrance, with electrically operated double gates, and stone boundary wall framed by tall mature trees. The grounds open with a long, illuminated driveway curving to its courtyard and entrance. Surrounding the drive are manicured lawned gardens. The attached grazing paddocks to the east of the property provide two grazing areas; two fully fenced enclosed paddocks off a large central open lawned area with formal gardens and orchard with spectacular views over surrounding countryside. The landscaped formal gardens are set out with a number of paved terraces and patios, as well as a central decked seating area, particularly pleasant in the summer months to enjoy the sunshine as it moves around the property. The rear of the house has an attractive, professionally landscaped open courtyard and sitting area with external lighting.

Price Guide:
Offers Over £1,295,000

5 4 4 D









The Old Barn is a lovely country house with many character features including vaulted ceilings with exposed roof timbers, stone flagged floors and feature arch windows, with stunning views over open countryside. The versatile reception space to The Old Barn is very impressive, being well proportioned and enjoying good natural light from the feature arch windows.

Ground Floor: The principal entrance reception hall is located from the eastern elevation of the house, connecting through an entrance porch | Beautiful dining hall with beamed ceiling, exposed wooden flooring and feature handmade brick fireplace, as well as a stunning gull wing staircase with galleried landing

Double doors lead to the drawing room, a magnificent room with feature stone walls, large arched windows, exposed ceiling timbers and impressive inglenook fireplace with wood burning stove | An inner hallway leads to an excellent family room with arched windows to the front and rear, and double doors opening to the south facing terrace and courtyard

Study/dining room | Cloakroom/wc | Impressive kitchen with quality hand painted in frame cabinets by Newcastle Furniture Co with contrasting granite work surfaces, connecting to a lovely garden room, utility room and via a feature staircase to the annexe/studio above the garage

The studio provides its own living area and lovely master bedroom suite, providing a fifth double bedroom to the main house



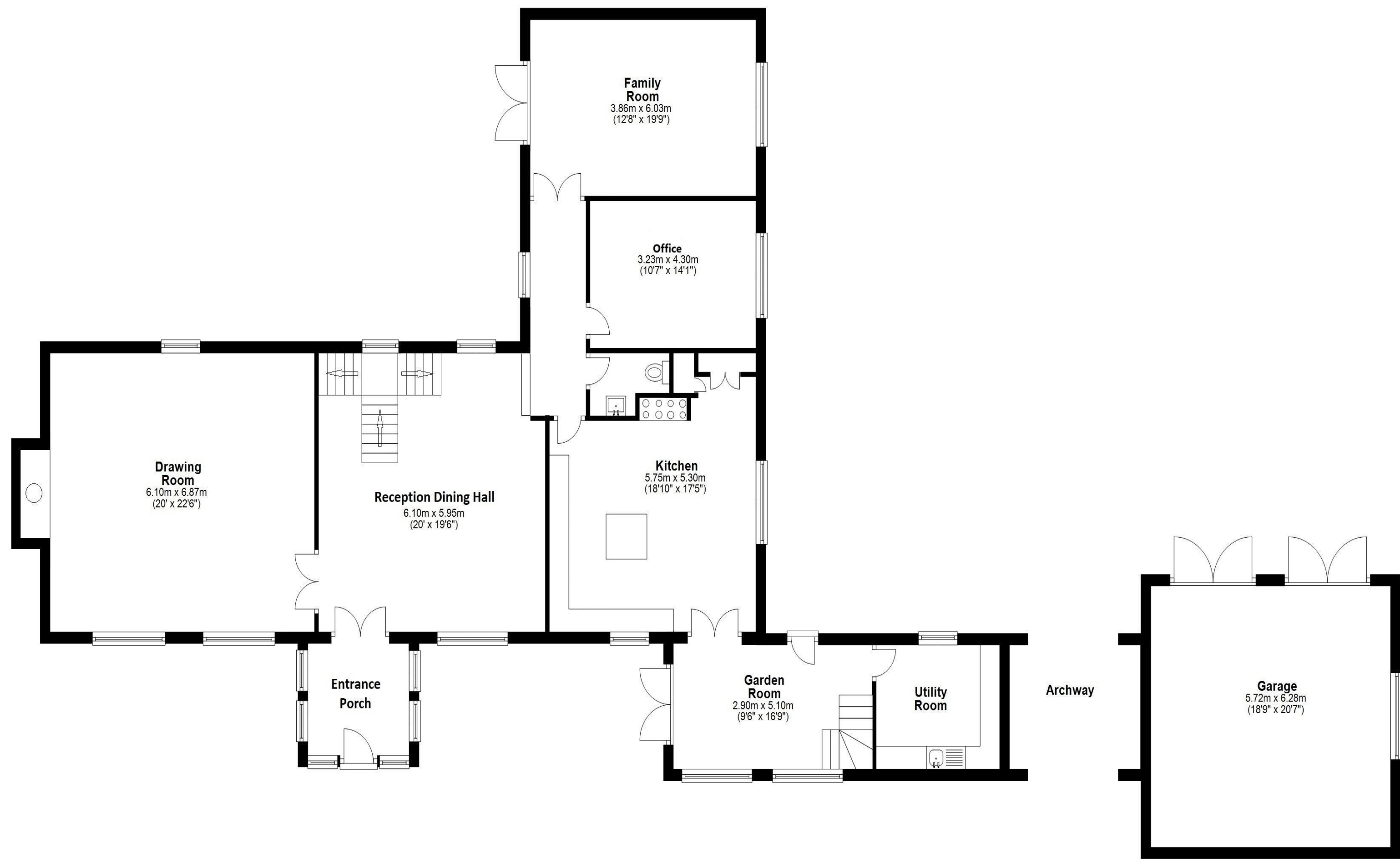
Ashleigh Sundin
0191 223 3500
ashleigh.sundin@sandersonyoung.co.uk







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First Floor: The gull wing staircase leads to an impressive galleryed landing, with feature arch window, vaulted ceiling with exposed roof timbers | The master bedroom suite is a lovely room with superb views from its double aspect windows, with a vaulted ceiling, and large luxury en-suite bathroom accessed from its own private walk through and wardrobed hallway | The second guest bedroom is also accessed from its own private hallway/dressing area and has lovely views over open countryside, and en-suite bathroom with Villeroy & Boch suite | Two further double bedrooms | Family shower room/wc

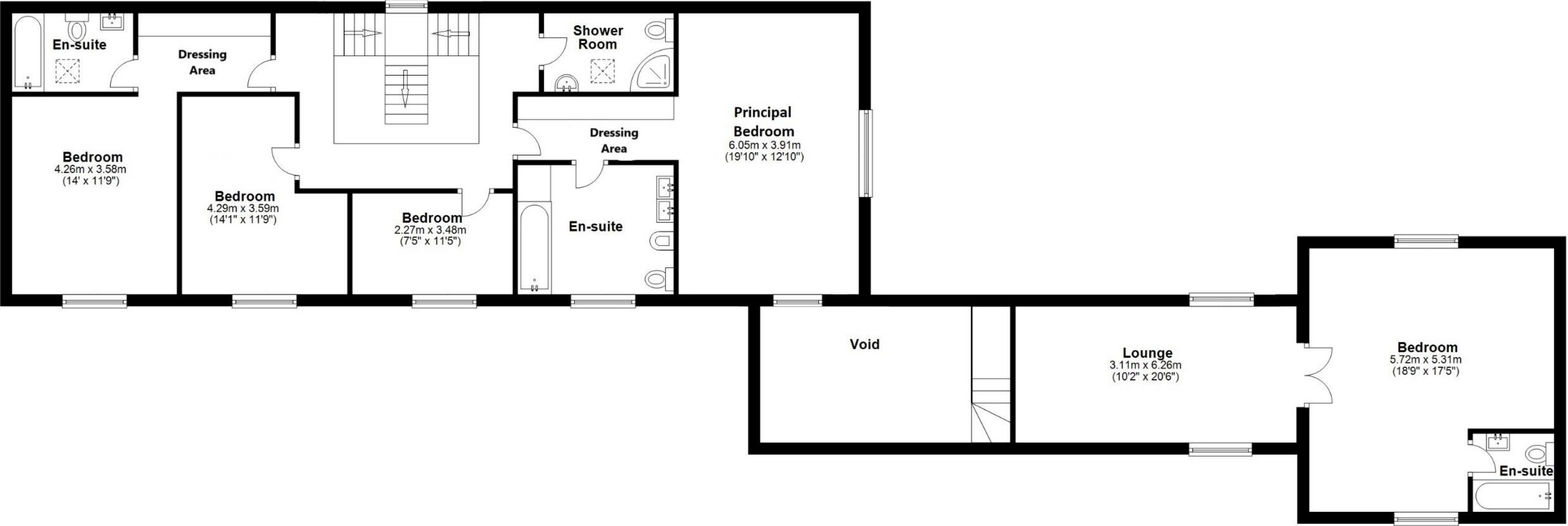
Externally there is a stone built double garage with electrically operated insulated panelled doors with ample parking space for a number of vehicles.

This is a fine example of a beautiful house set in a lovely mature garden site with adjoining land, in an enviable location close to Ponteland/Airport with easy access into central Newcastle.

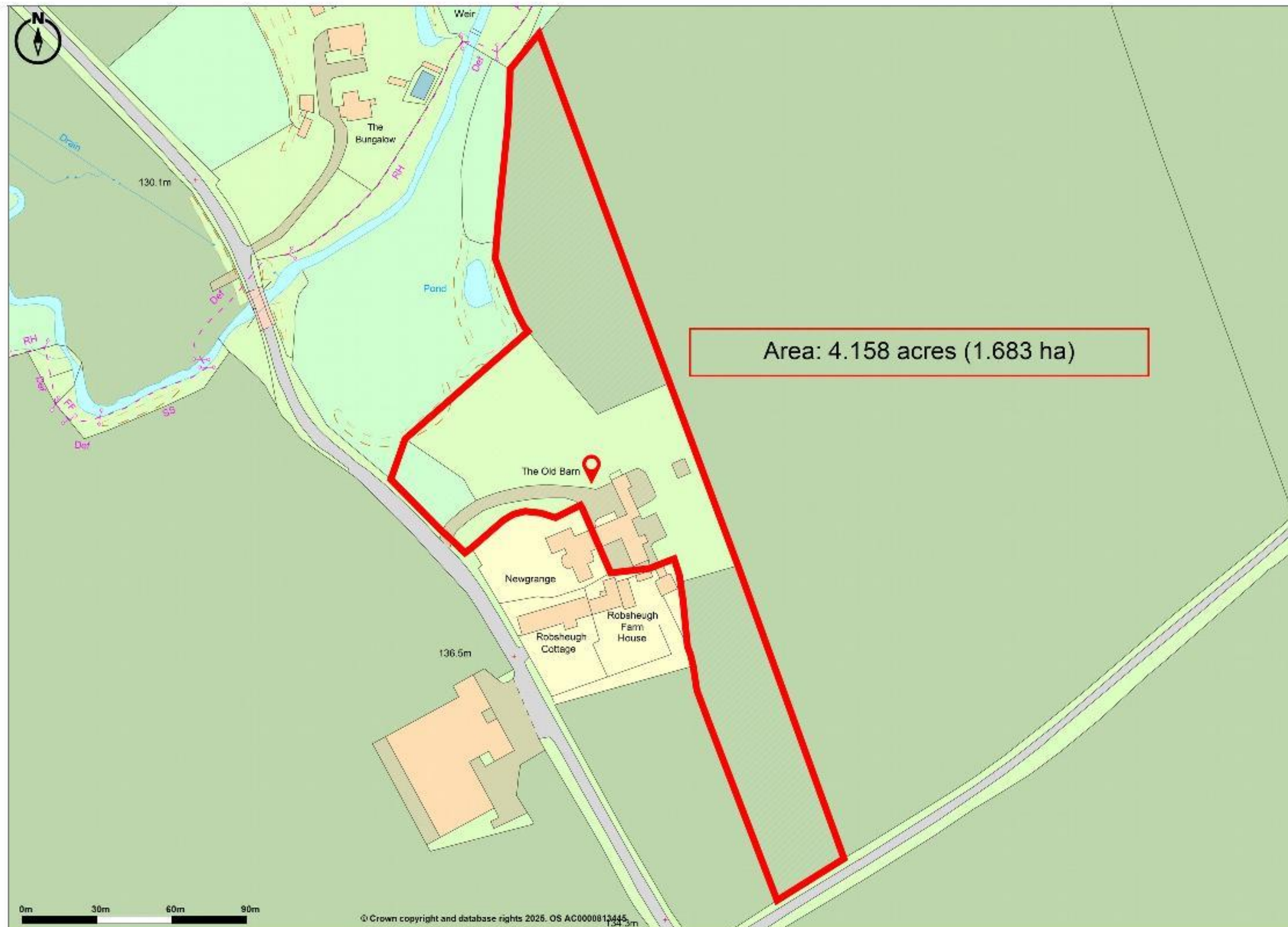
Ponteland offers an excellent range of facilities including restaurants, bistros and public inns, grocery stores and supermarkets, doctors' and dentist surgeries, professional services, banking, leisure and sports facilities together with highly rated schools for all ages. Newcastle Airport and Newcastle City Centre provide a comprehensive range of cultural, educational, health, recreational and shopping facilities with excellent transport links for both the commuter and international traveller.

Services: Mains electric & water | Oil central heating | Private drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: D

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LANDMARK INFORMATION

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rare!
From Sanderson Young

