



Priestfield Barn, Burnopfield, Co Durham | OPEN HOUSE | Saturday 10th May 11am - 1pm

Offers In Region Of
£675,000



WALKERSXCHANGE

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Introducing a remarkable newly built four-bedroom detached barn conversion, crafted to an exceptional standard in a semi-rural setting while preserving its delightful barn features. This property is set on a generous plot and boasts a stunning kitchen/diner/family room with bifold doors, a separate living room, a utility room, a downstairs WC, four spacious double bedrooms, two ensuite bathrooms, a family bathroom, and plenty of outdoor space. Given its impressive accommodation, presentation, and prime location, we anticipate significant interest and recommend scheduling an early viewing.





Ground Floor

The front door opens into a bright and inviting hallway, where real wood floors extend into the other areas on the ground floor.

From the hallway, you can access the main living spaces: the living room, the kitchen/dining/family area, and a convenient downstairs toilet. Additionally, there's a storage cupboard, a fourth bedroom, a utility room, and stairs leading to the first floor. The living room features cosy carpeting and is bathed in natural light thanks to dual aspect windows, creating a serene atmosphere.

At the opposite end, the newly constructed kitchen/dining/family room is ideal for family gatherings and entertaining guests. Character is added by barn-style exposed trusses, and Bifold doors open wide to reveal a lovely outdoor courtyard. The impressive kitchen includes a large island with built-in storage, while Shaker-style cabinets and granite/Quartz countertops provide a stunning aesthetic. It comes fully equipped with integrated appliances, including a double oven, dishwasher, hob, extractor fan, and fridge/freezer. Adjacent to the kitchen, there is plenty of room for a dining table and lounge furniture if desired.

Conveniently located next to the kitchen, the utility room offers space for laundry appliances, enhanced by Shaker-style cabinets and traditional solid Oak worktops that contribute to the overall style. The ground floor also features one of the four double bedrooms in the property. This room includes an ensuite bathroom with a walk-in shower that offers both rainfall and handheld options.





Storage Cupboard

1.01m x 0.78m (3'3" x 2'6")

Living Room

5.84m x 4.54m (19'1" x 14'10")

Kitchen/Diner/Family Room

8.63m x 4.97m (28'3" x 16'3")

Utility Room

3.37m x 1.46m (11'0" x 4'9")

Bedroom Four

3.97m x 3.63m (13'0" x 11'10")

Bedroom Four Ensuite

3.61m x 1.19m (11'10" x 3'10")

First Floor

On the upper level, the landing provides access to three bedrooms, a family bathroom, and the staircase leading down to the ground floor.

The master bedroom exudes a sense of luxury, featuring a spacious walk-in wardrobe, an ensuite bathroom, and plush carpeting. The ensuite mirrors the contemporary design of the ground floor, showcasing modern wall and floor tiles. It includes a walk-in shower equipped with both rainfall and handheld shower heads, a floating vanity with a washbasin, and a WC. An LED mirror enhances the brightness of the space.

The other two bedrooms are inviting doubles, with one boasting a balcony that offers breathtaking views of the countryside and direct access to the courtyard. The family bathroom is designed to complement the ensembles, featuring a four-piece suite that includes a freestanding oval bathtub, a spacious walk-in shower, an oversized floating vanity with a washbasin, and a WC. A heated towel rail and an LED mirror add the finishing touches to this washroom.





Bedroom One Walk-in Wardrobe

1.19m x 1.76m (3'10" x 5'9")

Bedroom Two

4.04m x 4.63m (13'3" x 15'2")

Bedroom Three

3.39m x 4.6m (11'1" x 15'1")



Family Bathroom

3.4m x 1.96m (11'1" x 6'5")

Externally

The property is set on a spacious and picturesque plot, including a sizable lawn garden with mature trees that wraps around the adjacent side of the property, enclosed by a classic stone wall. Just outside the bifold doors, a courtyard boasts a generous patio. One side is bordered by tall fencing, while a gate provides access to the outdoor area.



Disclaimer

Whilst we endeavour to ensure our sales particulars are accurate and reliable, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by WalkersXchange therefore we cannot give a guarantee as to their operating ability or efficiency.





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