

SIGNATURE

NORTH EAST

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📍 Church Lane, Bedlington NE22 5RT

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Asking Price
£395,000

Signature North East are delighted to welcome to the market this charming two-bedroom detached barn conversion, located just outside of Bedlington, Northumberland. This characterful property is ideally situated, offering a peaceful rural lifestyle with the benefit of nearby conveniences. The stunning Northumberland coastline is just a 10-minute drive away, while Bedlington town centre, offering a range of local amenities, is only five minutes by car. The property is also surrounded by picturesque countryside, including the popular Bedlington Country Park, perfect for scenic walks and outdoor pursuits.

Upon entering the home via the kitchen, you are greeted with an abundance of space provided by ample wall and base units, paired with generous worktop surfaces, ideal for meal preparation. The kitchen also benefits from integrated appliances, including a washing machine, fridge freezer, oven and microwave, and allows direct access to the outside. The bathroom is conveniently located just off the kitchen and features a shower, hand basin and W.C. Moving through to the spacious living room, you are welcomed by high ceilings, exposed beams, velux windows and elegant double doors that flood the space with natural light. The addition of a stylish log burner creates a warm and inviting atmosphere, while the room comfortably accommodates both lounge furnishings and a dining area.

Continuing on the ground floor, you will find a well-proportioned bedroom complete with fitted cupboards, currently used as a nursery but suitable for various needs. Adjacent to this is a dressing room, equipped with fitted wardrobes and offering access to a loft room above, ideal for storage or additional space. Ascending to the first floor, the primary bedroom awaits, spacious enough to fit a double bed and extra furnishings, and further enhanced by the convenience of an en-suite bathroom.

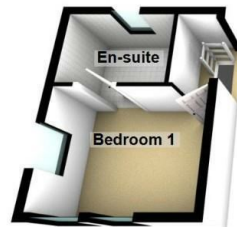
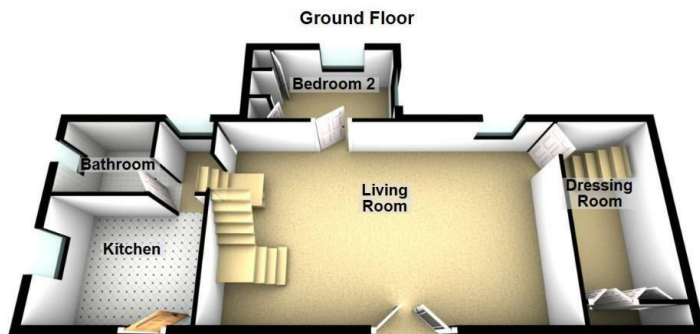
Externally, the property boasts expansive green surroundings, perfect for enjoying the outdoors. A unique feature of this home is the roundhouse seating area, formerly a gin gang, offering a wonderful spot for relaxing or entertaining. The front of the property includes a private driveway, providing off-road parking for up to four vehicles, as well as a detached garage for further storage or parking needs.

This delightful home is a rare find and must be viewed to fully appreciate all it has to offer.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 96.1 sq. metres (1034.5 sq. feet)

Measurements:

Living Room
15'1" x 25'8"

Kitchen
8'11" x 11'2"

Bedroom One
8'11" x 11'2"

En-Suite
5'8" x 7'11"

Bedroom Two
6'2" x 11'5"

Dressing Room
13'3" x 6'9"

Loft Room
15'1" x 8'1"

Bathroom
5'7" x 6'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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