

# BRUNTON

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## RESIDENTIAL



**BARN ONE, LOWGATE, NE46**

Offers Over £800,000



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Well Presented & Stylish Barn Conversion Boasting Close to 3,000 Sq ft of Internal Living Space which Includes a Wonderful 37ft Open Plan Living/Dining & Kitchen Space, Separate Lounge, Four Double Bedrooms, Family Bathroom plus Two En-Suites, Extensive Lawned Gardens & Superb Open Aspect Views over The Surrounding Countryside.

This excellent barn conversion is perfectly situated at Low Gate, Hexham. Low Gate, which is located just 2 miles to the west of the desirable market town of Hexham, provides easy access into Hexham Town Centre which provides an great array of shops, cafes, restaurants and amenities. The property is also placed near to outstanding local schooling and beautiful countryside walks.

This well-maintained property features a carefully considered, practical layout across two floors. The ground floor comprises an impressive open-plan kitchen, dining, and living area, a spacious lounge, utility room, boot room, and WC. The first floor hosts four generously sized double bedrooms, a family bathroom, and two en-suites. The property further benefits from a double garage, off-street parking, and a gym area.

This desirable home has been expertly crafted by Dockleaf Developments - who renowned for their commitment to high-quality design.



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The internal accommodation comprises: A spacious, glazed entrance hallway, which leads into a large utility room at the rear. To the right of the hallway is an impressive open-plan kitchen/dining & living space. This area features a bespoke fitted kitchen with a large central island and breakfast bar, granite work-surfaces and tiled flooring. A door from the kitchen space leads out onto the enclosed rear gardens.

Adjacent to this space, at the front of the property, is a further living room with a wood burning stove and a large windows looking out to the front gardens. A boot room/rear hall also provides access to the rear gardens and a convenient downstairs WC which enhances the property's practical layout.

The first-floor landing gives access to four generously sized double bedrooms. The master suite boasts a dressing room and an en-suite shower room. Bedroom two is positioned at the opposite end of the landing and also benefits from its own en-suite and fitted storage, while the remaining rooms (which are also doubles) share a well-appointed family bathroom.

Externally, the property includes a double garage, a neatly kept, enclosed lawned garden to the rear, and a small gym area. To the side, there is parking for several cars and a paddock, offering additional lawned outdoor space.

Well presented throughout, this excellent barn conversion will appeal to a wide range of buyers and viewings are deemed essential.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : G

EPC RATING :

