



**The Barn**  
Hamsterley



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# ABOUT THE PROPERTY

We are delighted to present this beautifully presented Grade II listed converted Barn to the market for the first time in 26 years. The property enjoys a prominent position overlooking the village green in the much sought after village of Hamsterley.

The Barn has provided a much loved family home for the last 26 years during which time the present owners have extended the property with the addition of a three bedroom wing which complements and replicates many of the features of the original Barn to provide a seamless transition between old and new. The original Barn has many original features including flagged stone floors, original timber work and beamed ceilings.

In addition to providing a fantastic family living space the property lends itself to a number of opportunities due to the flexibility of the accommodation. This could include multi generational living, bed & breakfast, holiday letting, home business/office.

Hamsterley is an idyllic traditional village with the ever popular Hamsterley Forest on the doorstep. The forest extends to over 2000 hectares and provides several miles of footpaths, horse trails and world class mountain biking facilities. The village benefits from the excellent Cross Keys pub, a social club, fantastic new multi use games area, primary school, several churches and village hall. The popular village has a mix of interesting and varied housing stock.

The historic market towns of Durham, Barnard Castle, Bishop Auckland, Darlington, and the City of Newcastle upon Tyne are within easy travelling distance as are Sunderland and Middlesbrough.

The A68 and A1(M) provide links to the commercial centres of the north east. Darlington mainline railway station and the airports of Newcastle and Durham Tees Valley offer wider travel and commuting opportunities.



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# ACCOMMODATION

## GROUND FLOOR

Door accessing the **Entrance Vestibule** - with built-in storage cupboards. **Utility Kitchen** - Fitted cupboards, Belfast sink and plumbing for washing machine. **Kitchen/Dining Room** – Fitted wooden wall and floor units with solid wood worktops incorporating Belfast sink. Range style cooker housed within a mock chimney breast, space for a dining table and chairs. French doors open out onto the flagged garden. **Inner Hallway** – Accessing the shower room and snug. **Shower Room** – Shower cubicle with mains shower, cabinetted hand wash basin and low level wc. Built-in cupboard providing useful storage and housing the boiler which heats the extension. **Snug** – A cosy room with feature inglenook fireplace housing multi fuel burning stove. **Open Hallway** – Stairs rising to the first floor accommodation and doors leading off to the ground floor bedroom and garden room. **Bedroom One** – Currently used as a bedroom but has previously been used as a study/office. **Garden Room** – A beautifully appointed room enjoying an abundance of light from the two large arched windows with French doors leading out to the courtyard garden.

## FIRST FLOOR

**Landing** – Exposed trusses and built-in cupboard with radiator. Doors off providing access to the bedroom accommodation. **Bedroom Two** – An L- shaped room with windows to dual aspect having a study area. **Bathroom** - Clawfoot roll top bath with shower head, low level wc and hand wash basin. **Bedroom Three** – A good sized double bedroom looking out over the courtyard . **Bedroom Four** – Currently used as the master bedroom with views over the garden and village green. Exposed trusses and beams add further to its character.

## EASTERN EXTENT (The Original Barn)

**Living Room/Dining Room** – A generous reception room with original cooking range now housing the multifuel burning stove, beamed and boarded ceiling, flagged stone floor and sliding doors looking out over the village green. Steps down to the **Inner Hallway** – Original timber features, spiral staircase rising to the first floor and door leading out to the Village Green. **Shower Room** – Shower cubicle with electric shower, pedestal hand wash basin and low level wc. **Bar** – A very characterful room, which is currently used as a bar, but could be utilised as further living/bedroom accommodation. This room could be converted to create a kitchen making this wing of the house ideal for independent living or as a holiday let. The first floor accommodation includes a large reception room which is currently used as a **Gym/Games Room** - With multi fuel burning stove and door leading to an en suite bedroom. **Bedroom Five** - A well-proportioned bedroom with **En Suite Bathroom** – Freestanding roll top bath, hand wash basin, low level wc and bidet.



## EXTERNALLY

The property is accessed via a driveway which leads to the main entrance with **Parking** available for several vehicles. A gate provides access to the **Main Garden** which is predominately laid to lawn with mature trees and shrubs. Timber garden sheds provide useful additional storage. There is a further **Courtyard Garden** which is paved with pebbled beds being fully enclosed by stone walls and can be accessed from the property or from the village green. As the property is located on the Village Green it almost feels that this is an extension of their home and a further area to be enjoyed.

## PRICE

£725,000

## VIEWING

Strictly by appointment through the selling agent Addisons Chartered Surveyors 01833 638094 opt 1.

## VIEWING

Mains Water, Mains Electricity, Septic Tank Sewerage, Oil Fired Central Heating.

## NOTE

The driveway is owned by the neighbouring property but The Barn has full rights of access and parking.

## COUNCIL TAX

Band F

## TENURE

Band F

## BROCHURE

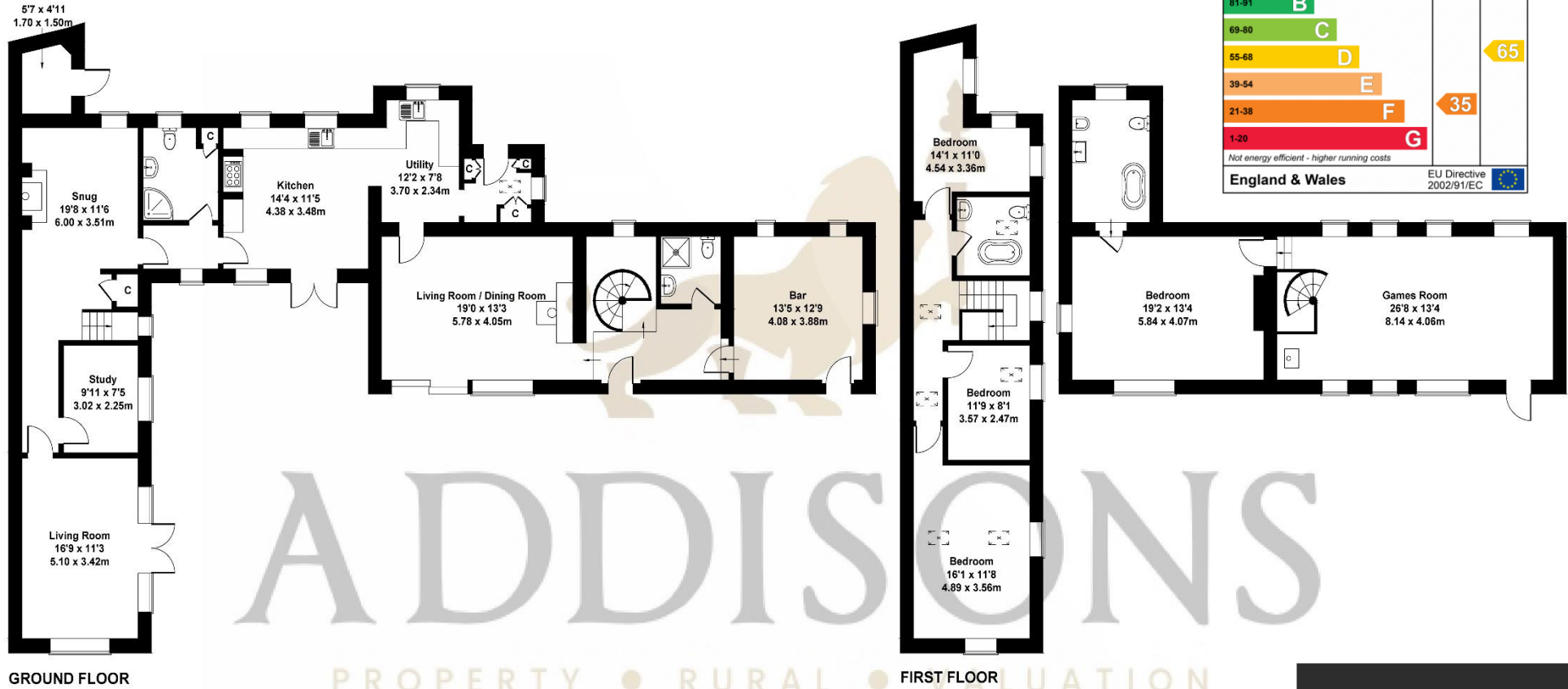
Details and Photographs taken June 2024. A library image has been used from December 2023.





# Floor Plan

## The Barn, Hamsterley



GROUND FLOOR

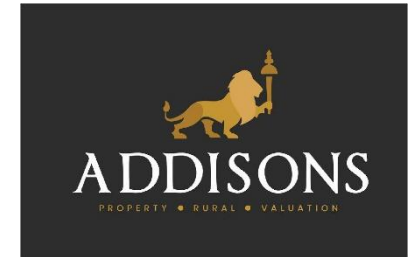
FIRST FLOOR

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**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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