



**Maple Steading,**  
Newton, Stocksfield, Northumberland, NE43 7UU

**youngsRPS** 

# Maple Steading Newton Stocksfield NE43 7UU

**Guide Price: £650,000**

A beautifully presented four bedroom barn conversion enjoying a lovely countryside setting yet conveniently placed for easy access onto the A69 and the pretty village of Newton. The property boasts beautiful gardens and a detached double garage.

- Beautiful barn conversion
- Four bedrooms
- Countryside setting
- Close to village of Newton
- Noteworthy features
- Lovely gardens
- Detached double garage
- Energy efficiency rating D

**youngsRPS** 

Hexham - 01434 608980



## DESCRIPTION

Maple Steading is a beautifully presented four bedroom barn conversion enjoying a lovely countryside setting yet conveniently placed for easy access onto the A69 and the pretty village of Newton. The property offers spacious and versatile accommodation with many noteworthy features including floor to ceiling windows, deep window sills, attractive wooden doors and cast iron radiators. The entrance door opens into an entrance porch which in turn leads into a family room with windows overlooking the gardens. The inner hallway provides another entrance into the property and stairs lead to the lower and first floor. Double doors open into a living room. A lovely light and bright space that is flooded with natural light from the floor to ceiling windows to the front overlooking the gardens. The living room is of a good size and benefits from a Clearview wood burning stove. Completing the ground floor accommodation is a boot room and a cloakroom. The lower ground floor comprises a breakfasting kitchen comprising wall and floor shaker style units with complementary granite work surfaces incorporating a Belfast sink with mixer tap over, integrated dishwasher, American style fridge freezer, range cooker and extractor above. A door provides access to outside. There is a utility room with fitted units, stainless steel sink and mixer tap over, washing machine, dryer and fridge freezer. Additionally there is a separate dining room with windows overlooking the side of the property. From

the hallway stairs lead up to the first floor where there are four good sized bedrooms. The spacious master bedroom benefits from built in wardrobes and drawers and an en suite shower room comprising a large walk in shower cubicle, low level wc and wash hand basin. Bedroom two also benefits from an en suite shower room. Additionally there is a recently installed family bathroom, stylishly fitted with a free standing bath, large separate shower cubicle, wash hand basin and wc set within a vanity unit.

## EXTERNALLY

The property is approached via a driveway providing parking and leading to a detached double garage. The double garage has an electric car charging point and power connected. The property has lovely gardens comprising extensive lawned areas bordered by stone walling, mature bushes, apple trees and flower borders well stocked with a variety of perennials. Paved pathways lead round to the side of the property where there is a pleasant courtyard ideal for outside dining. To the other side of the property there is a further gravelled garden with wood and bin store.

## LOCATION

Maple Steading is located close to the village of Newton; an attractive, primarily stone-built village in a beautiful rural setting. The location of the property, half a mile from the A69, 4 miles

from Corbridge and 15 miles from the centre of Newcastle upon Tyne, provides for easy travel by car or bus into the city centre. Newton village enjoys a popular country pub, the productive Brocksbushes farm shop and a short drive to the attractions of Hadrians Wall. The closest school to the property is Mowden Hall School and very good schools are also available in Corbridge and Hexham.

## CHARGES

Northumberland County Council tax band G.

## SERVICES

Mains electricity and water are connected. Drainage is via a Klargest Intelligence septic tank which is shared with the neighbouring properties. LPG fired central heating to radiators also supplying the domestic hot water.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

## MARKET APPRAISAL

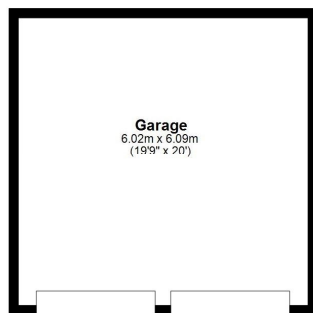
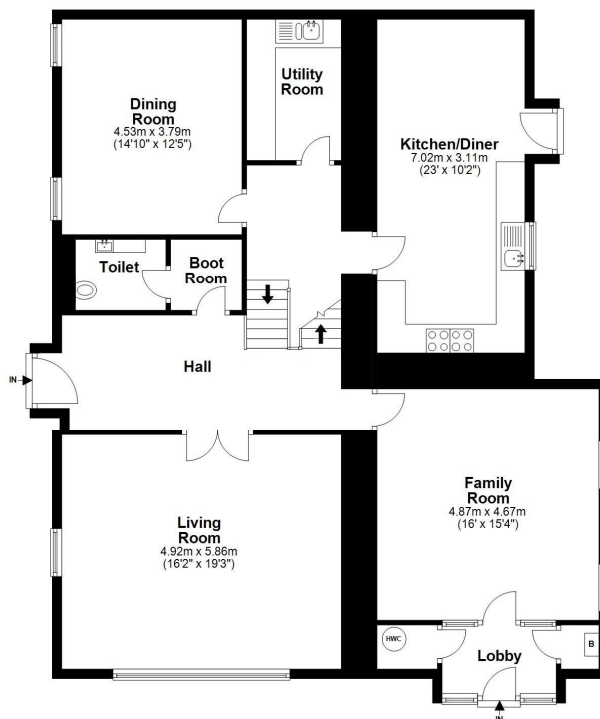
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



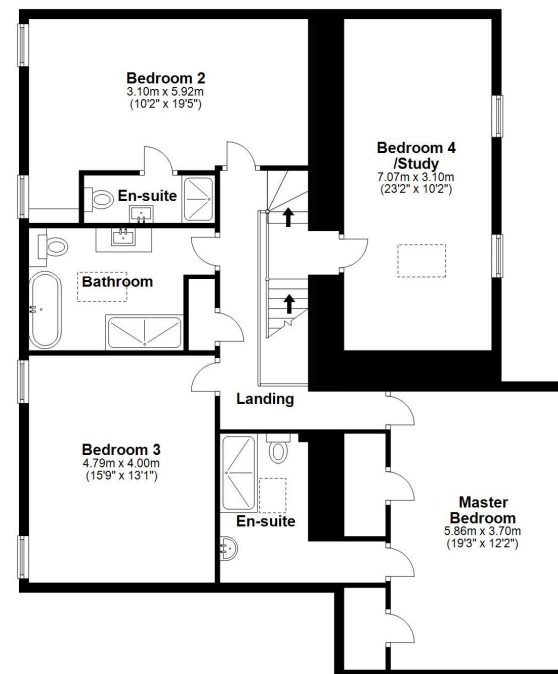




**Ground Floor**  
Approx. 181.0 sq. metres (1948.5 sq. feet)



**First Floor**  
Approx. 131.4 sq. metres (1414.0 sq. feet)



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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