



Farm Court | Druridge Bay | NE61 5EG

£425,000

This four-bedroom barn conversion offers stunning coastal views, original character features, and direct access to a seven-mile golden sand beach, making it an exceptional opportunity for families or those seeking a tranquil second home.

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BARN CONVERSION

INTEGRAL GARAGE

FREEHOLD

OIL HEATING

FOUR BEDROOMS

CLOSE TO COASTLINE

MASTER EN-SUITE

NO CHAIN

For any more information regarding the property please contact us today

1 Farm Court, Druridge Bay NE61 5EG

Presenting an exceptional opportunity, this four-bedroom barn conversion is offered for sale in a highly sought-after coastal location. Benefitting from breath-taking views over open fields and being situated adjacent to a magnificent seven-mile golden sand beach, the property is ideal for families and those seeking a second home in an idyllic setting.

The accommodation boasts considerable potential and original character features, including exposed beams throughout. The well-proportioned open-plan dining room provides a bright and versatile dining space, ideal for entertaining. The property includes four bedrooms, featuring a large master bedroom with an en-suite, and amazing views over open countryside and across to the sand dunes at the beach. There are three further bedrooms, ideal for family or visiting guests.

Residents will particularly appreciate the abundance of green spaces and direct access to scenic walking and cycling routes right on the doorstep, perfect for those with an active lifestyle or a love of the outdoors. Additional features include additional communal parking space and an integral single garage, ensuring practicality for families or visitors.

The home's enviable location, just moments from the beach, ensures the ultimate coastal lifestyle. Whether you are looking for a spacious main residence or a tranquil second home, this property offers a rare blend of potential, character, and proximity to nature's finest attractions. Arrange a viewing today to fully appreciate the lifestyle and opportunities this property presents.

ENTRANCE VESTIBULE

Composite entrance door | UPVC double glazed window | Laminate floor | Radiator | Glazed door to hall | Wall light | Exposed beams

LOUNGE 18'9" x 11'9" (5.71m x 3.58m) plus alcove

UPVC double glazed window | Stone fireplace incorporating a wood-burning stove | Exposed wood beams | Radiator

DINING ROOM 10'2" x 8'1" (3.10m x 2.46m)

UPVC double glazed windows | Laminate floor | Exposed beams | Door to kitchen, lounge, and open to hall

KITCHEN 11'6" x 7'1" (3.50m x 2.16m)

Fitted wall & base units incorporating; 1.5 bowl FRANKE sink | Integrated electric hob & extractor hood | Integrated electric oven | Integrated dishwasher | Space for washing machine

UPVC double glazed windows | Part-tiled walls | Tiled floor | Exposed beams

HALL

Laminate floor | Staircase to first floor | Under-stairs cupboard | Open to dining room | Doors to; kitchen, W.C, lounge and garage

W.C.

UPVC double glazed frosted window | Close-coupled W.C. | Cabinet with integrated wash-hand basin | Fully-tiled walls | Tiled floor | Exposed beams

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LANDING

Exposed beams | Loft access hatch

BEDROOM ONE 18'9" x 11'6" (5.71m x 3.50m)

Dual aspect room with UPVC double glazed windows | Radiator | Exposed beams | En-suite

EN-SUITE

Tiled shower cubicle with mains shower | Close-coupled W.C | Cabinet with integrated wash-hand basin | Chrome ladder-style radiator | Fully-tiled walls | Downlights

BEDROOM TWO 11'6" x 11'3" (3.50m x 3.43m)

UPVC double glazed window | Radiator | Exposed beams

BEDROOM THREE 14'11" x 7'1" (4.54m x 2.16m)

UPVC double-glazed windows | Radiator | Exposed beams

BEDROOM FOUR 12' (3.65m) (to back of wardrobe) x 8' (2.44m)

UPVC double-glazed window | Radiator | Fitted louvre-door wardrobes | Exposed beams

BATHROOM 9' x 7'2" (2.74m x 2.18m)

Corner bath | Pedestal wash-hand basin | Close-coupled W.C. | Part-tiled walls | UPVC double-glazed frosted windows | Radiator | Exposed wood beam

GARAGE 29'2" x 8'5" (8.88m x 2.56m)

Electric garage door | Electric car-charging point | Central heating boiler | Oil tank | Light & power | Internal door to hall

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic tank

Heating: Oil central heating and a wood burning stove

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Integral private garage, and communal parking

Communal garden

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Restrictions on property: Not to be used as a holiday let rental

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

ADDITIONAL CHARGES

Management /service charge - £1200 per annum

COUNCIL TAX BAND: D

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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Approx Gross Internal Area
146 sq m / 1576 sq ft



Ground Floor
Approx 73 sq m / 791 sq ft

First Floor
Approx 73 sq m / 785 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VERSION 1

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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