



Thornton Steads | Netherwitton | NE61 4NL

£950,000

For Sale: This immaculate Grade II listed barn conversion, within the ground of Witton Shields Farm, has been meticulously restored and enhanced, offering a unique blend of traditional features with modern comforts. Located 7 miles from the historic and vibrant market town of Morpeth with its thriving selection of local shops, cafes and restaurants together with riverside walks and amenities including a comprehensive new Leisure Centre for all fitness requirements and schools which are very highly regarded for all ages. Northumberland's renowned beaches, castles and hills are also all close by offering a really special location.

ROOK
MATTHEWS
SAYER



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BARN CONVERSION

GRADE II LISTED

SPACIOUS LIVING

FULLY RESTORED GIN GAN

THREE BEDROOMS PLUS LOFT

TWO BATHROOMS

**LOCAL TRAIN LINKS TO
NEWCASTLE, LONDON &
EDINBURGH**

WALLED GARDEN

OVER 1 ACRE OF LAND

CLOSE TO A1 AND NEWCASTLE

LOCAL AMENITIES AND SCHOOLS

For any more information regarding the property please contact us today

Thornton Steads has been meticulously restored and enhanced, offering a unique blend of traditional features with modern comforts. The property offers three spacious reception rooms, each with its own unique appeal. The formal living room boasts a warm and cosy atmosphere with a fireplace, wood floors, a log burner and high ceilings.

Large windows provide plenty of natural light and offer direct access to the expansive garden.

The second reception room offers a peaceful garden view and doubles as a dining room with stairs leading to the attic room, doubling as a home office or an additional bedroom.

The third reception room, a fully restored Gin Gan, features vaulted ceilings, a log burner, cast iron feature radiator and exposed stone, with garden views and access direct to the garden.

The property comprises of three generous double bedrooms, with the master bedroom offering an en-suite with underfloor heating. All bedrooms offer stunning views and are spacious enough for double beds.

The family bathroom is a haven of luxury, equipped with a free-standing bath, a separate shower and a heated towel rail for those chilly mornings.

The heart of the home is the kitchen, semi-open to the dining room, allowing for a social and interactive cooking experience. The kitchen features granite countertops, offers plenty of natural light and additional dining space. Garden views can be enjoyed from both sides, providing a serene backdrop while preparing meals.

The exterior of the property is just as impressive as the interior. The home is nestled within just over an acre of garden, with a tranquil stream at the bottom, providing a peaceful and private environment.

Additional features include two log burners, invoking a sense of warmth and homeliness throughout the home.

In summary, this property is a beautifully restored and maintained home, combining modern living with the charm and character of its original features. This property is a truly unique find and offers a lifestyle of peace and tranquillity.

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Living Room: 14'10" x 15'10" - 4.52m x 4.83m

Dining Room: 15'04" x 12'08" - 4.67m x 3.86m

Kitchen: 13'09" x 12'08" - 4.19m x 3.86m

Utility Room: 13'09" x 4'10" - 4.19m x 1.49m

Gin Gan - 19'03" x 21'10" - 5.87m x 6.65m

Bedroom One: 11'04" x 13'11" - 3.45m x 4.24m

En-Suite: 4'09" x 10'01" - 1.47m x 3.07m

Bedroom Two: 12'06" x 15'00" - 3.81m x 4.57m

Bedroom Three: 11'02" x 10'07" - 3.40m x 3.22m

Bathroom: 6'02" x 10'01" - 1.88m x 3.07

Loft Room: 19'09" x 10'01" - 6.02m x 3.07m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: SEPTIC TANK

Heating: BIOMASS & WOOD BURNER

Broadband: FIBRE

Mobile Signal Coverage Blackspot: YES -

Broadband connection sustains Wi-Fi calling via superfast broadband and landline

Parking: DRIVEWAY FOR FOUR CARS

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

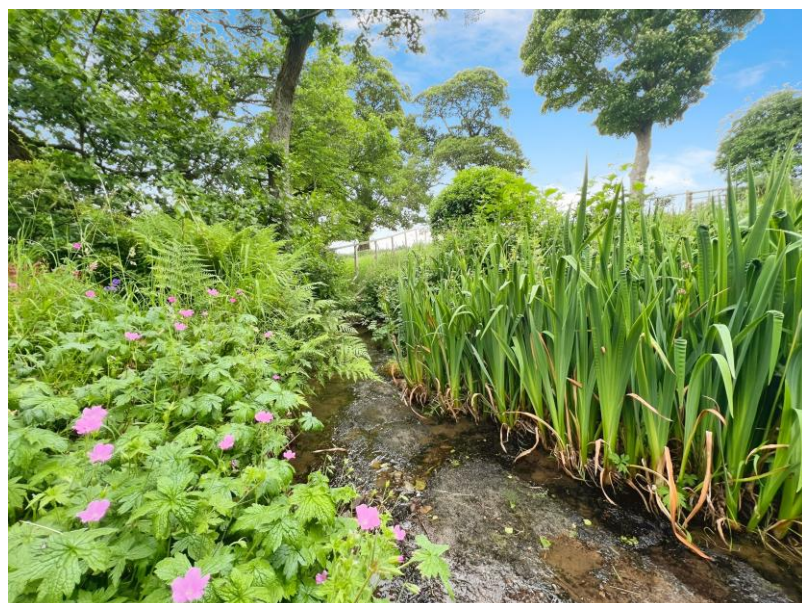
Listed? YES GRADE II

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

COUNCIL TAX BAND: F

EPC RATING: TBC



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

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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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