



The Old Stables

Twizell, Ponteland

This fabulous grade two listed barn conversion is available for sale with incredible countryside views and beautiful period features. The property benefits from a striking open plan dining kitchen with family area, charming arched windows, exposed beams and stone feature walls. There is a comfortable lounge with an impressive mezzanine, a useful utility room, a stylish shower room and four bedrooms one of which benefits from an en-suite shower room. Externally there is a substantial mature garden laid to lawn, patio areas to entertain, well-proportioned driveway providing parking for several cars, a detached wooden garage and a chicken coop.

Asking Price: £450,000

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The Accommodation Comprises:

ENTRANCE HALL: The front door leads to a hall with solid wood flooring and a hanging area for coats.

KITCHEN/FAMILY ROOM 24' max into recess x 16'8 (7.32m x 5.08m) This magnificent room benefits from three fabulous double glazed arched windows to the rear, exposed stone feature walls, a vaulted ceiling and exposed beams. There is ample storage in a selection of high quality wall and base units with granite style work tops, tiled splash backs, enamel sink unit, integrated appliances and space for a range cooker with cooker hood above. The kitchen has a contrasting central island, a dining and seating area with inglenook fireplace creating a lovely focal point, two double glazed windows to the front with countryside views, solid wood and slate flooring, two radiators and spotlights.



INNER HALLWAY: To the side is an inner hallway with a door to the courtyard, a double glazed window to the rear, carpet, architraves, a radiator, spotlights and fitted cupboards.



MASTER BEDROOM 11'10 max into recess x 12'8 plus wardrobe (3.61m x 3.86m) The beautiful master bedroom has a double glazed window to the front with countryside views, fitted wardrobes, spotlights, carpet and a radiator.

BEDROOM THREE 16'6 x 8 plus recess (5.03m x 2.44m) This generous room has a double glazed window to the front with countryside views, carpet and a radiator.

BEDROOM FOUR 16'3 max into recess x 6'10 (4.95m x 2.08m) This bedroom is currently being used as a study and has a double glazed window to the rear, carpet and a radiator.



Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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SHOWER ROOM: The luxurious shower room benefits from a steam shower enclosure with jets, a push button w.c, wash hand basin, a double glazed window to the front, vinyl flooring, part tiled walls and a radiator.



INNER HALL: To the other side of the property is an inner hall leading to the lounge, an additional bedroom, a side entrance and the utility room. There is a radiator, loft access and a carpet.

LOUNGE WITH MEZZANINE AREA 19'8 x 15'9 (5.99m x 4.80m) This generous reception room benefits from double glazed arched windows to the side, double glazed windows to the rear and side, a vaulted ceiling, feature exposed beams and a mezzanine area.



BEDROOM TWO 12'1 x 10'10 (3.68m x 3.30m) This lovely double room benefits from a double glazed window to the side, fitted wardrobes, a radiator, carpet and door to a convenient en-suite shower room.

EN-SUITE SHOWER ROOM: A useful room with shower enclosure, push button w.c, wash hand basin, vinyl flooring, an extractor fan and radiator.

UTILITY ROOM 8'5 x 4'9 (2.57m x 1.51m) The utility room benefits from a work top with sink inset, part tiled walls, space for a washing machine, shelving, carpet and the oil boiler.



ACCESS HALL: This access hall has a door and window to the sides and a carpet.

DETACHED DOUBLE GARAGE 18'7 x 19'4 (5.66m x 5.89m) This wooden garage has double doors, lighting and power.

EXTERNALLY: There is a beautiful walled garden with patio areas to enjoy the fabulous views and rural setting. There are mature planted borders well stocked with colourful plants and shrubs, fruit trees and a chicken run. The property has a sweeping driveway leading to the detached double garage. There is a courtyard to the rear.





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