



The Granary

1 Broomhouse Steading, Chatton



SANDERSON
YOUNG





The Granary

1 Broomhouse Steading, Chatton,
Alnwick, Northumberland, NE66 5ND

CHARMING AND IMMACULATELY PRESENTED, FOUR DOUBLE-BEDROOM DETACHED BARN CONVERSION WITH STUNNING VIEWS TO THE OPEN COUNTRYSIDE AND CHEVIOT HILLS, FINISHED TO A HIGH SPECIFICATION WITHIN BEAUTIFUL GARDENS AND GROUNDS, SET IN THE IDYLIC VILLAGE OF CHATTON WITH EASY ACCESS TO NORTHUMBERLAND'S HERITAGE COASTLINE.

Professionally converted to an extremely high standard in 2022 and sitting in one of Northumberland's most idyllic landscapes, The Granary is a four double-bedroom traditional 19th century stone-built detached barn conversion which offers bright and flexible accommodation that makes the most of the spectacular far-reaching views across open countryside to the Cheviot Hills. In an exclusive Grade II Listed enclave of just 8 stone-built properties, The Granary stands proudly detached with its old stone feature steps from a bygone age and boasts the best of modern day living with the peace of rural Northumberland.

Price Guide:

Offers Over £635,000

 4  1  2  C



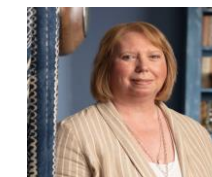






There are large windows throughout this fabulous home including stone arches and French doors, all of which have very useful wooden shutters. These are complemented by elegant wood floors as well as extremely efficient air source underfloor heating to the ground floor, and being fully carpeted with radiators to the first floor. Sitting on the outskirts of the charming village of Chatton lying between Bamburgh and Wooler with the historic Cheviot Hills in the distance, this immaculately presented home is fronted by attractive landscaping with a selection of established planting including a new beech hedge border.

Ground Floor - The front door is set in a stone archway and opens into a reception porch with ample room for coats and boots | The porch in turn opens into the Entrance hall with stairs to the first floor, with useful storage beneath. Adjacent is the cloakroom wc with heated towel rail and hand wash basin, complimented by a tiled splashback set into a vanity unit and smart mirror above | The large double aspect sitting room has magnificent views over local farmland and the Cheviot Hills beyond. A focal point in the room is the recently installed 7Kw circular wood burner on a slate hearth, with French doors that open out to the front stone pathway | Kitchen dining room with double stone arches and French doors that open to the front of the property, with a dining area for a large family size table and chairs. The superb kitchen is fully fitted with an extensive range of wall, base and drawer units with Quartz work surfaces and upstands above. A one and a half bowl sink is inset into the work surface with mixer tap and tiled splashback. The kitchen is complimented by integrated Bosch appliances to include dishwasher, fridge/freezer, large 5 ring induction hob with an extractor hood above, and Bosch microwave and oven | Utility room with wall and base units with hardwood work surfaces, plumbing for washing machine and space for tumble dryer, with a further sink and mixer tap. An external door gives access to the gardens.



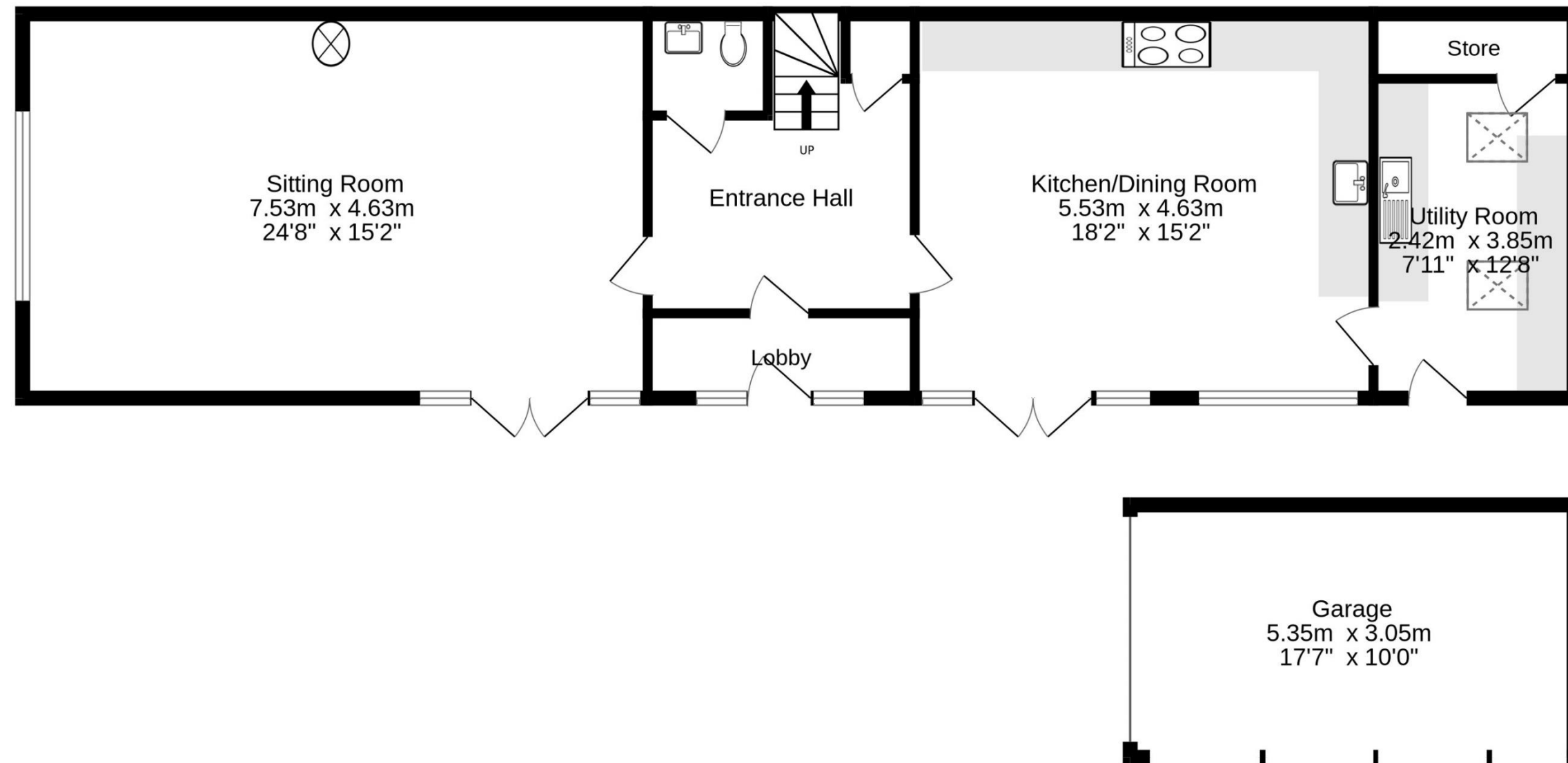
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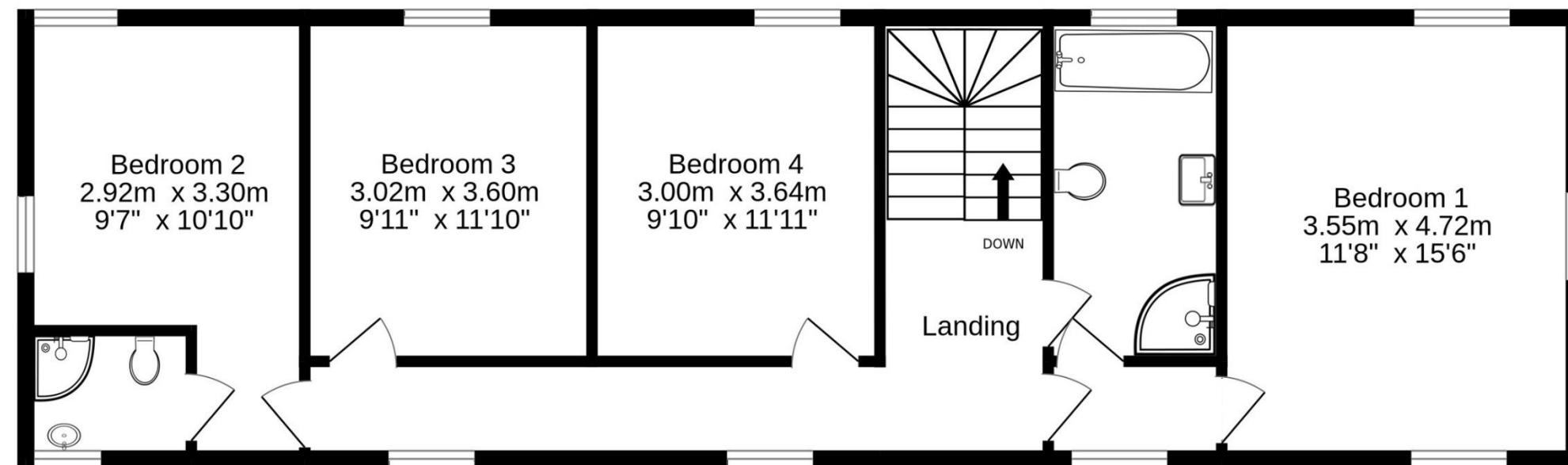




Ground Floor
102.8 sq.m. (1106 sq.ft.) approx.



1st Floor
75.3 sq.m. (811 sq.ft.) approx.

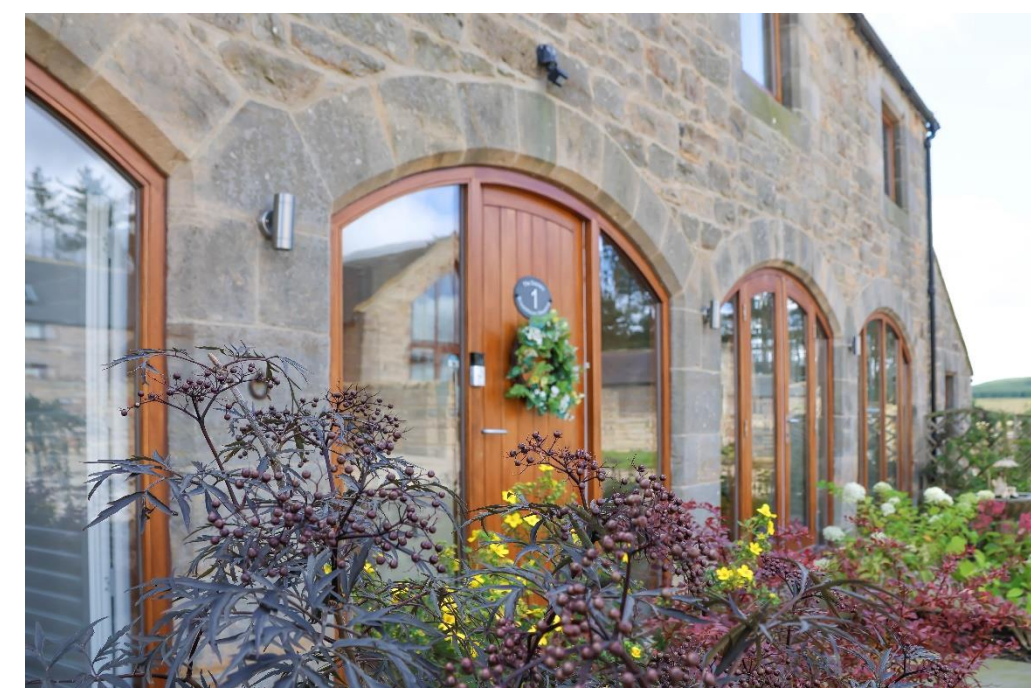


First Floor - A turned staircase guides you to the first floor landing, giving access to four double bedrooms and family bathroom. All of the first floor rooms are double height with exposed beams and far-reaching views over the countryside and Cheviot Hills | Master bedroom having triple aspect windows with a private lobby opening to the Jack & Jill family bathroom having a walk-in shower with curved glazed door, wash-hand basin, wc and heated towel rail, and a large bath complimented by long distance country views | Bedroom two is another double bedroom having double aspect windows and an ensuite shower room, | Bedroom three is a double bedroom with views across open fields | Fourth bedroom is also a double, with distant views towards Chillingham Castle.

Externally - A spectacular feature of this outstanding detached property is its garden, stone patio, and surrounding grounds. Underneath the original farm stone steps is a large walk-in garden store, whilst a paved stone path guides you around the side of the property. To the right of the house is access to the enclosed stone walled rear garden, which is mainly laid to lawn. The property exclusively owns 4 car parking spaces, of which 2 are next to the garden area and are served by an electric 7Kw EV charging point. Beyond the garden the property owns a stone built car port with a pitched slate roof, as well as a further parking space in tandem. Adjacent to the car port is a large bike store that is shared by 4 of the properties. If required, there are even further parking areas for visitors.

TOTAL FLOOR AREA : 178.1 sq.m. (1917 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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As well as the freehold property owned in its entirety, the property also benefits from a 1/8th share of the freehold of the communal areas across the whole Steading complex which includes a walk through a wild flower meadow area alongside a private woodland to a seating area at the highest point on the Steading with long distance views - the perfect quiet place to get in touch with nature surrounded by an abundance of wildlife including owls and badgers, to study and enjoy. The Granary is on a private farm steading previously belonging to the Duke of Northumberland on the outskirts of the charming village of Chatton surrounded by beautiful open countryside with the Cheviot Hills in the distance. Within the village, there is a local village shop and post office, as well as the highly recommended 'Percy Arms Inn' country pub serving delicious food and real ales.

The town of Wooler is just 5 miles away, with a wider selection of convenience stores, pubs and restaurants, and leisure facilities, whilst the Northumberland Coastline at Bamburgh is just a short drive away. For convenience, the property is currently served by a choice of home deliveries including Tesco, Morrisons, and Sainsbury's.

Within easy reach is a plethora of historical sites including the famous 'most haunted' Chillingham Castle, Alnwick Castle of Harry Potter fame, and the castles of Bamburgh with its award winning golden sandy beaches, Dunstanburgh, Holy Island, the light railway at Ford and Etal, the internationally acclaimed Alnwick Gardens, as well as National Trust's famous Cragstone House at Rothbury. The larger towns of Alnwick, Morpeth, Rothbury and Berwick add further facilities, private and state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers.

Services: Mains Electric & Water | Air Source Heat Pump | Communal Septic Tank | Tenure: Freehold | Council Tax: Band E | Grade II Listed | EPC: C

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