



The Granary

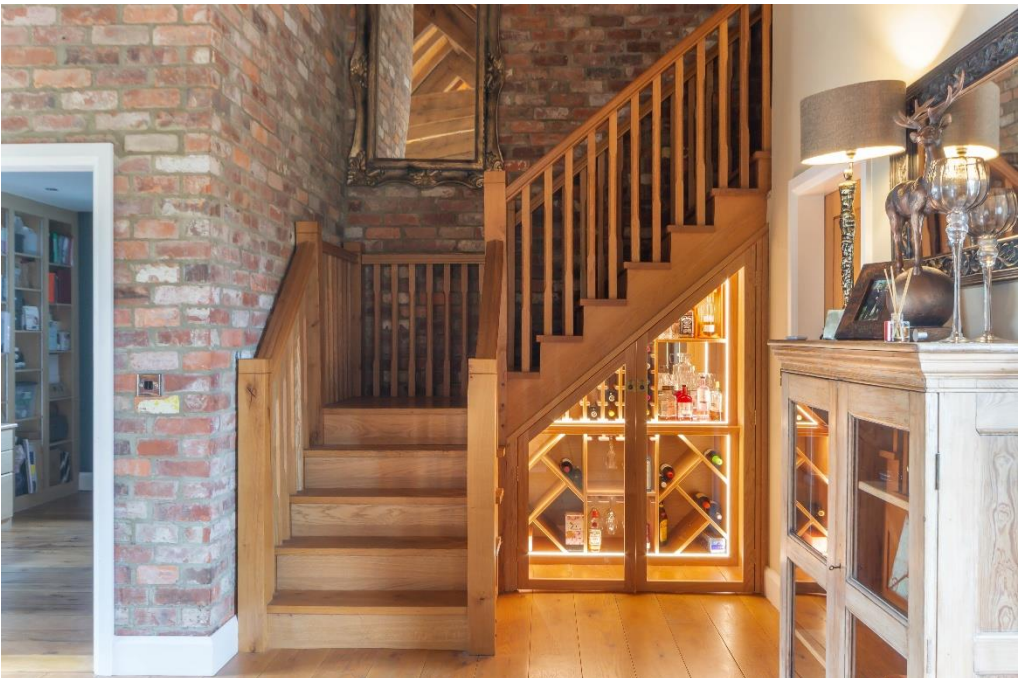
2 East Thirston Farm Steading, East Thirston



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The Granary

2 East Thirston Farm Steading, East Thirston, Morpeth, Northumberland, NE65 9EJ

Luxury Grade II listed stone conversion, one of only four individual properties in this attractive former farm steading in East Thirston, with open aspect rural views, a fantastic original GinCan, lovely landscaped gardens, gated gravel driveway and a single garage - finished to a high specification throughout.

The Granary offers superb luxury accommodation, with the majority set to the ground floor, with the exception of the master bedroom and ensuite to the first floor. The four bedroom stone conversion, one of only four beautifully finished individual homes within the former farm steading, occupies an approx. 0.19 acre site landscaped for easy maintenance with stone terraces & seating areas, raised planted beds and a superb sheltered courtyard area to the rear - separate to the house is a single garage within a block of four.

Price Guide:
Offers Over £825,000

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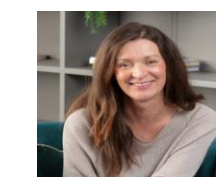






The superb family home was fully refurbished around 4 years ago, with more recent additions being the fitting of a stylish & bespoke understairs oak wine cellar with lighting, a contemporary media wall within the sitting room, and the landscaping of the gardens with the planting of hedging and borders. The property has retained many traditional features including the magnificent GinGan sitting room with a wood burning stove, open vaulted & beamed ceilings, exposed brick walls, oak floors, internal doors and floors, stone flagged floors. Design features include; electric underfloor heating to the GinGan, and all four ensuite/bathrooms

Ground floor - Portico entrance | Impressive sitting room with a great feeling of space and light from the open vaulted and beamed ceiling and dual aspect windows - exposed stone and brick work, an oak staircase leading to the master suite, beautifully hand crafted oak wine cellar/store, stylish media wall forming the focal point to this fabulous reception room | Superb GinGan with a stone flagged floor with under floor heating, cast iron wood burning stove, and windows and doors to all sides | Study/bedroom four, accessed from the sitting room, offers a versatile room with dual aspect windows | Magnificent 25ft family kitchen/dining room forming the heart of this beautiful home with original arched byre windows and doors, with Plantation shutters, opening to the courtyard & terrace - fitted with an extensive range of cabinets and large central island all with white quartz worktops, Villeroy & Boch double porcelain sink with a Quooker tap, integrated appliances include; four AEG ovens, Siemens under counter freezer, NEFF dishwasher, and electric hob - there is a freestanding Fisher & Paykel American style fridge/freezer | Utility room with a range of cabinets with quartz worktops, with Miele washing machine and dryer, built in storage cupboard and sink.



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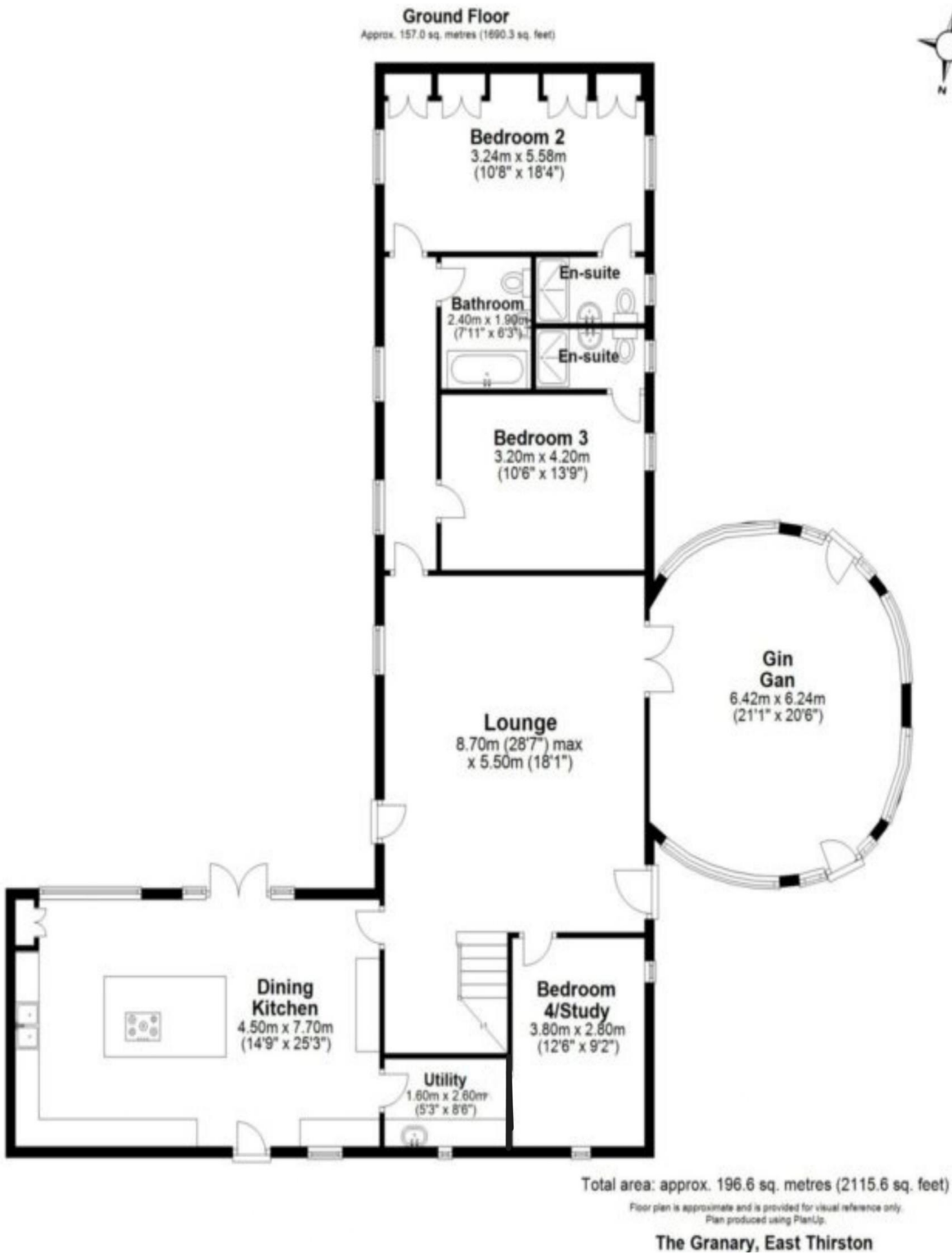
Bedroom Hallway - Guest double bedroom two, with dual aspect windows overlooking the garden, and range of fitted wardrobes to one wall | Well appointed ensuite with Rainfall head walk in shower, wall mounted basin and WC | Double bedroom three, with a large window overlooking the gardens and a range of fitted wardrobes | Excellent ensuite with Rainfall head walk in shower, wall mounted basin and WC | Family bathroom with bath with shower over, WC and wash hand basin.

First floor - First floor galleried landing overlooking the sitting room | Impressive master bedroom with dual aspect windows giving elevated views over the surrounding countryside - separate dressing area with fitted wardrobes and ensuite | Excellent ensuite with double wet room shower with Rainfall head, wall mounted wash hand basin and WC.

Externally - The Granary is approached via a small lane to an electric five bar gate | Generous block paved and gravel driveway for 3-4 cars | External lighting to the lane, driveway, and gardens - fabulous sandstone terrace seating areas and a built in barbecue, timber sheds, log store | Single garage with power, lighting and water.

Approx. distances - Felton 2 miles - Alnwick 11 miles - Morpeth 11 miles - Newcastle upon Tyne 27 miles - Newcastle International Airport 26 miles

Services: Mains Electric & Water | Oil Central Heating | Private Septic Tank | Tenure: Freehold | Council Tax: Band G | EPC: D | Grade II Listed





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