



**North Farm Mews, Rennington**

**£365,000**

  
**MARTIN&CO**

# North Farm Mews, Rennington

## Bungalow

2 Bedrooms, 1 Bathroom

£365,000

- BARN CONVERSION with FEATURE BEAMS AND VAULTED CEILINGS, GRADE 2 LISTED
- SOUGHT AFTER VILLAGE LOCATION, CLOSE TO THE BEAUTIFUL NORTHUMBERLAND COAST
- TWO DOUBLE BEDROOMS
- BATHROOM WITH BATH AND SEPARATE SHOWER
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- GLAZED WALKWAY INTO LIVING ROOM WITH FRENCH DOORS WHICH OPEN ONTO THE GARDEN
- GARAGE AND OFF ROAD PARKING FOR 1 VEHICLE, PLUS VISITOR SPACES
- LPG HEATING, MAINS ELECTRIC, WATER and DRAINAGE. ELECTRIC CAR CHARGING POINT
- EPC BAND D, COUNCIL TAX BAND C
- SUITABLE FOR MAIN OR SECOND HOME ONLY

Converted in 2022 this fabulous semi detached stone barn conversion has two double bedrooms and spacious dining kitchen. Garage. Gardens to front and rear. Sought after village location, close to Alnwick and the beautiful Northumberland coast. Early viewing recommended. No onward chain.



Welcome to North Farm Mews, a delightful cul de sac development of just 10 properties in the sought after village of Rennington. Completed in 2022 by Lindisfarne Homes and DP Builders, this two double bedroom, single storey semi-detached barn conversion is grade 2 listed, and is one of just two barn conversions within the development.

Rennington is an idyllic village with a well regarded public house The Horseshoes Inn, a Village Hall and Church, and is home to the annual Scarecrow festival over the August Bank Holiday weekend. Located just 4 miles from Alnwick and 3 miles from the lovely coastal village of Embleton, this is a fabulous location for those looking for a permanent home in a welcoming community or a weekend retreat with excellent amenities and transport links nearby.

The accommodation comprises:

**HALL**

When entering the property you'll first notice the front to back views which take you through the vaulted dining kitchen, the living room and onto the rear garden with fields beyond.

Glazed wooden entrance door to the front elevation. Cloaks cupboard. Amtico flooring. Doors to the bedrooms and bathroom. Double doors open into the dining kitchen.

**DINING KITCHEN**

A spacious dining kitchen with ceiling beams retained in this sympathetic conversion. Fitted with a range of base and wall cupboards, including glazed display units and pan drawers with Quartz worktops over. Matching upstands to the worktops. Inset one and a half bowl sink with Quooker boiling water flex tap. Integrated fridge/freezer, dishwasher, microwave and washer/dryer. Rangemaster stainless steel range oven with induction hob, integrated extractor over. Amtico flooring. Walk in boiler cupboard providing useful additional storage. Window to the rear elevation plus roof window. Opening leads through into the living room.

**LIVING ROOM**

A glazed walkway from the kitchen connects the living room with the original barn. A further vaulted room with French doors opening onto the rear garden. Feature tall radiator. Amtico flooring.



BEDROOM

Two steps from the hallway lead down into the bedroom. A light filled double room, again with vaulted ceiling and beams. Full height twin glazed windows to the front elevation and further tall window to the rear, taking advantage of the original barn entry ways. Remote control roller blinds to all windows. Amtico flooring.

BEDROOM

A second double bedroom, again with the luxury of ceiling beams and vaulted ceiling. Fitted wardrobe with glazed sliding doors. Windows to 2 sides. Remote control roller blinds to both windows. Amtico flooring.

BATHROOM

With vaulted ceiling and feature beam. Fitted with a white panelled bath with shower mixer tap, separate glazed shower cubicle with both overhead and handheld shower fittings, wall mounted w.c. and wall mounted basin set into a drawer unit with matching mirrored wall cabinet over. Tall ladder style chrome heated towel radiator. Fully tiled to the shower cubicle and part tiled elsewhere. Obscure glazed window. Amtico flooring.

OUTSIDE

Gardens to front and rear with gated side access path. Mainly laid to lawn, the rear garden has a patio area off the living room. Outside taps and outdoor electric socket.

Lovely sunset views to the rear which enjoys an open aspect over neighbouring fields.

Single garage situated at the front of the property. Powered up and over garage door and electric car charging point. Parking for one vehicle in front of the garage with further visitor parking available within the development.

FURTHER DETAILS

Double glazed. Mains electricity, water and drainage. Security Alarm. Central heating via a metered LPG gas supply, with boiler fed from a shared tank situated within the North Farm Mews development.

A management fee is payable for upkeep of communal areas etc. 2024/25 charge £201.30 (year to 30 June). Further details can be

supplied upon request.

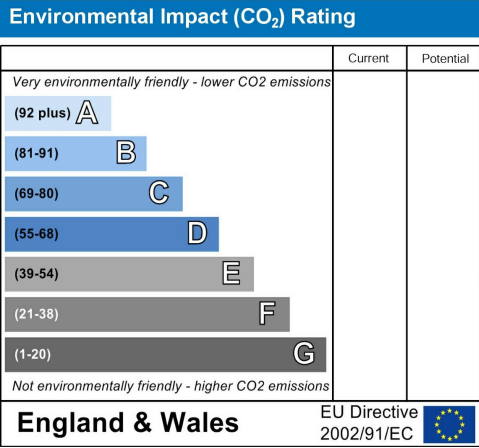
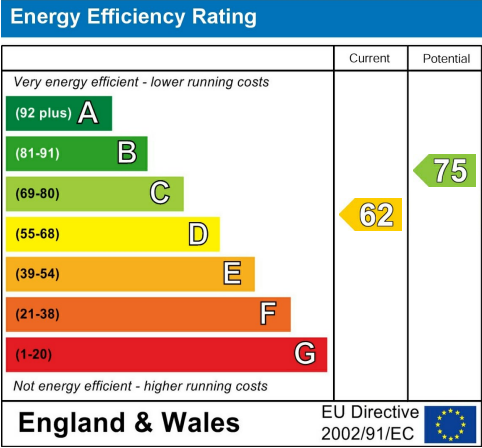
Occupancy restrictions apply across the development with the properties being suitable for main or second homes only.

EPC band D, Council tax band C (Northumberland CC)

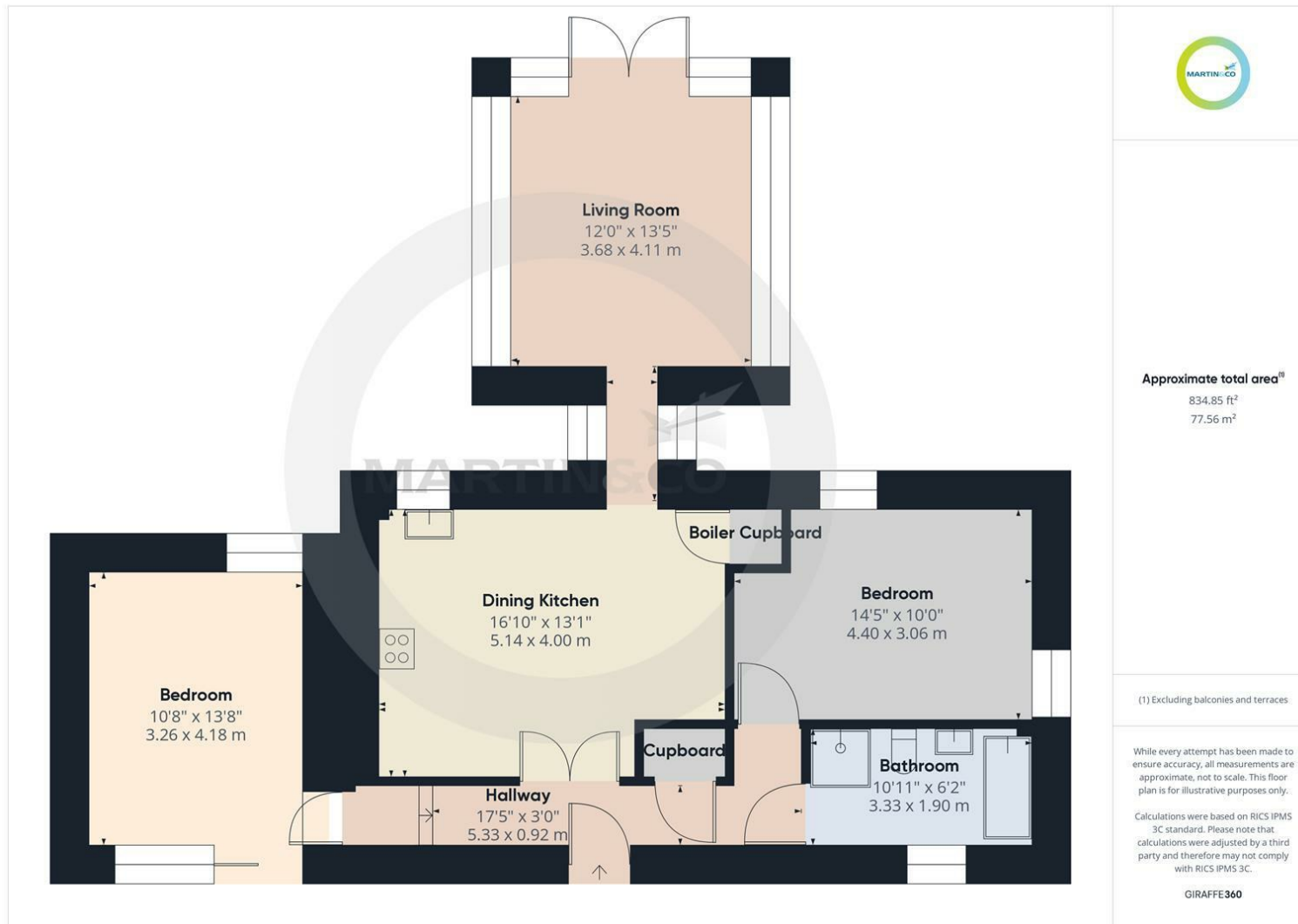
Within the meaning of the Estate Agents Act 1979, the seller of this property is an employee of Martin and Co.

SALES BUYER CHECKS

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.