



## **Snookhill Farm, Scotland Head, Winlaton, Tyne And Wear, NE21 6LD**

\*\*\*RARE TO THE MARKET\*\*\* This beautifully presented stone built barn conversion is sure to appeal to a wide range of buyers! The property comprises of entrance porch, lounge, dining room, kitchen breakfast room, two double bedrooms and a shower room W/C. Externally, the property benefits from low maintenance gardens, a driveway and a detached garage. Situated on a private lane with views over surrounding farmland, a viewing is essential to appreciate all this lovely home has to offer! Awaiting EPC rating.



**Stone Built Bungalow**

**Barn Conversion**

**Two Double Bedrooms**

**Beautifully Presented**

**Gardens, Driveway & Garage**

**Awaiting EPC**

**Offers Over £300,000**

**Lounge 17' 7" x 14' 5" (5.36m x 4.40m)**

Feature fireplace. Dual aspect windows with lovely views.

**Dining Room 11' 10" x 10' 5" (3.60m x 3.18m)**

Built in cupboard.

**Kitchen/Breakfast Room 14' 6" x 9' 1" (4.41m x 2.76m)**

Fitted with a range of wall and base units, cooker included. Space for further freestanding appliances (not included). Gas fired combi boiler.

**Bedroom 1 14' 5" x 13' 7" (4.39m x 4.14m) max**

Built in wardrobes.

**Bedroom 2 11' 0" x 9' 6" (3.35m x 2.90m)****Shower Room 7' 3" x 5' 10" (2.22m x 1.79m) max**

Shower cubicle with electric shower, wash basin, W/C.

**Garage 15' 5" x 8' 0" (4.69m x 2.43m)**

Electric remote control garage door, light and power sockets.

**Externally**

Driveway, low maintenance gardens. Further parking available in front of garage and on street.

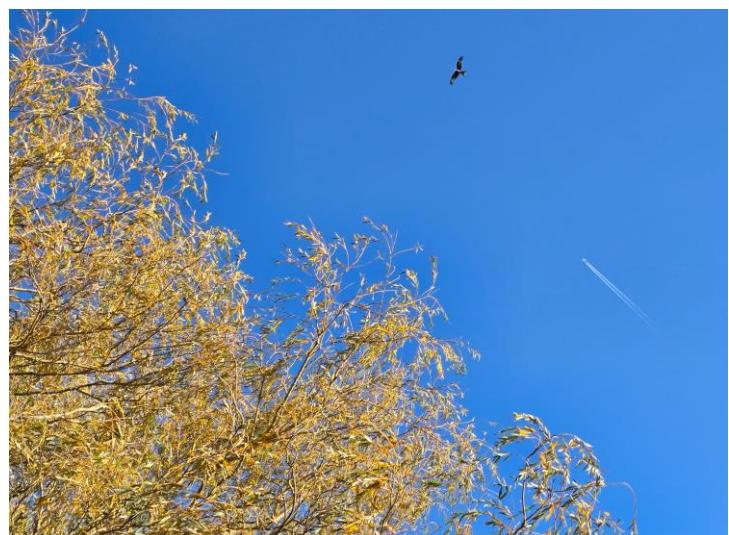
**Additional information**

Council tax band: D We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search. We understand the loft space is partly boarded for storage and further development of the loft space is possible subject to relevant consents and permissions.

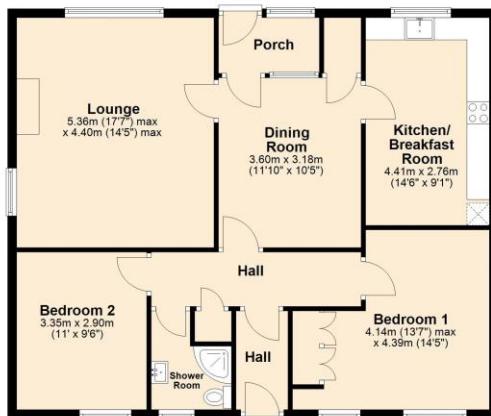
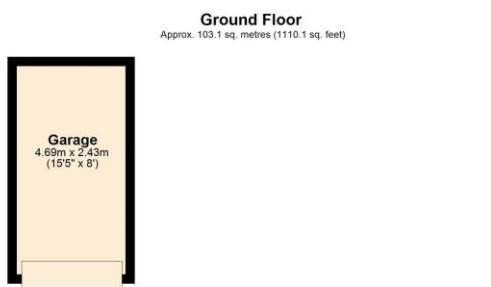
**Important note to purchasers**

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



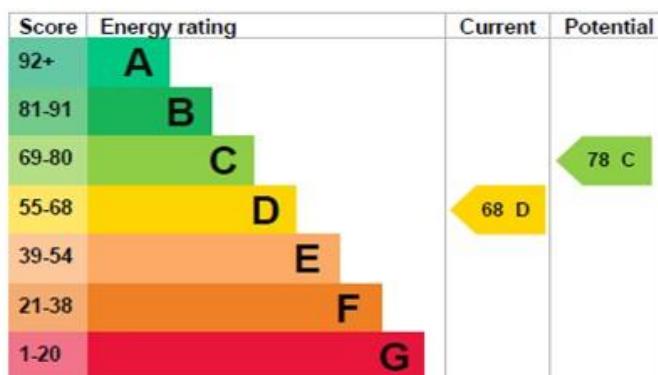


# Floorplan



Total area: approx. 103.1 sq. metres (1110.1 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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*Lorraine* Valuer & Negotiator



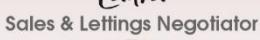
*Emma* Owner & Managing Director

*Louise*

Sales & Lettings Negotiator



*Laura*  
Sales & Lettings Negotiator



*Brooke*  
Lettings  
Co-ordinator



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