





East Kirknewton Farm Steading East Kirknewton

Wooler, Northumberland, NE71 6XE

Price Guide £650,000

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An exceptional opportunity to acquire this stunning Grade II listed detached barn conversion, set in the heart of the picturesque village of Kirknewton, on the edge of the National Park, some four miles from Wooler.

This remarkable home is surrounded by generous gardens and grounds, with a range of traditional outbuildings currently utilised for garaging, workshop space, storage, and leisure facilities, including a sauna and large hot tub. The beautifully landscaped grounds include a lawned garden to the front with a charming summerhouse and pond, while to the rear are private enclosed courtyards and a paddock extending to approximately 0.5 acres.

The property has been meticulously designed to preserve its character and original features, while seamlessly incorporating modern comforts. At the heart of the home is a striking traditional gin gang, now transformed into an impressive open-plan kitchen, living and dining space. This unique area boasts a vaulted, beamed ceiling, creating a wonderful sense of space and architectural interest. The kitchen is fitted with high-quality shaker-style units, integrated appliances, and ample space for both dining and relaxation. The ground floor also offers a contemporary shower room and an additional reception room with arched windows overlooking the courtyard, currently used as a gym. This leads through to a spacious utility room with a cloakroom. On the first floor, there are two generous double bedrooms, both featuring vaulted beamed ceilings, along with a well-appointed family bathroom. The principal bedroom benefits from an en-suite shower room.

An adjoining annex, with direct access from the main entrance hall, provides excellent versatility and would be ideal for multi-generational living or guest accommodation. The annex comprises a stylish open-plan lounge and kitchen area with a mezzanine level above, an additional double bedroom, and a bathroom. Further benefits include full double glazing and oil/LPG central heating.







Entrance Hall
15'6 x 22'3 (4.72m x 6.78m)
Partially glazed entrance door giving access to the hall, which has a beamed ceiling and a built-in double airing cupboard housing the central heating boiler. A large built-in double cloaks cupboard and recessed ceiling spotlights.

Shower Room
6'7 x 4'4 (2.01m x 1.32m)
Fitted with a white three-piece suite which includes a walk-in shower cubicle, a low-level toilet and a wash hand basin with a mirror and shelf above. Heated towel rail and recessed ceiling spotlights.

Kitchen/Dining Area/Lounge
25'9 x 25'8 (7.85m x 7.82m)
This former gin gang has been converted into stunning open plan room with a beamed vaulted ceiling and a window either side and three double patio doors giving access to the rear courtyard. The kitchen area is fitted with a superb range of shaker duck egg blue units with Corian worktop surfaces with a splash back. The kitchen has a central workstation with a stainless steel sink and there is a double bowl ceramic Belfast sink. Five ring gas range cooker with a cooker hood above, an integrated dishwasher and the built-in oven. Ample space for a table and chairs and lounge furniture.

Dining Room/Gym
13'10 x 28'7 (4.22m x 8.71m)
A superb multifunctional room with a beamed ceiling, currently being used as a gym, however, it would make an ideal dining room. Two arched openings overlooking the courtyard each with a glazed entrance door with the glass panel either side. Pine staircase to the first floor level and recessed ceiling spotlights.

Utility Room
14'5 x 19'6 (4.39m x 5.94m)
Fitted with a superb range of cream and beech wall and floor storage cupboards with wooden worktop surfaces with a splash back. Plumbing for an automatic washing machine and space for a tumble dryer. White ceramic sink and a built-in airing cupboard housing the central heating boiler. A cloaks hanging area and a stone floor. Recessed ceiling spotlights and a glazed entrance door at the front and an archway at the rear containing a glazed entrance door.

Cloakroom
2'7 x 5'10 (0.79m x 1.78m)
Fitted with a white toilet and sink. Recessed ceiling spotlights.

First Floor Landing
5'4 x 6'6 (1.63m x 1.98m)
With a window at the rear.

Bedroom 1
12'8 x 13'6 (3.86m x 4.11m)
A generous double bedroom with a vaulted beamed ceiling and a window at the front and a window and skylight at the rear. Two central heating radiators and two wall lights over the bed position.

Dressing Area
2'9 x 5'7 (0.84m x 1.70m)
With a frosted window at the side and a built-in double wardrobe and a shelved storage cupboard.

En-suite Shower Room
7'6 x 7'4 (2.29m x 2.24m)
Fitted with a quality white suite including a toilet, a corner shower cubicle and a circular wash hand basin with a vanity unit below and a shaver socket above. Frosted window at the side, a heated towel rail and recessed ceiling spotlights.

Internal Landing
3'2 x 9'5 (0.97m x 2.87m)
With a built-in double airing cupboard housing the hot water tank and a double wardrobe.





Family Bathroom
7'2 x 10'3 (2.18m x 3.12m)
Fitted with a white three-piece suite which includes a bath with a shower and screen above, a low level toilet and a wash hand basin with a vanity unit below and a shaver socket above. Velux window at the front and a heated towel rail. Beamed ceiling with recessed ceiling spotlights.

Bedroom 2
12'7 x 11'6 (3.84m x 3.51m)
A double bedroom with a vaulted beamed ceiling and double French doors onto a Juliet balcony. Window and velux at the rear and two central heating radiators.

Annex

Lounge/Kitchen/Diner
14'5 x 28'2 (4.39m x 8.59m)
A stunning open plan room with a glazed entrance door at the front and French doors at the rear. The kitchen is fitted with an excellent range of pine wall and floor units with ample worktop surfaces with a tiled splash back. Circular stainless steel sink, four ring ceramic hob with a cooker below. Built-in microwave and oven, integrated dishwasher and fridge. Pine stairs to the mezzanine floor above. The lounge area has a vaulted ceiling with a mezzanine floor above and an attractive stone built inglenook fireplace with a log burning stove sitting on a raised hearth.

Mezzanine
14'3 x 14'8 (4.34m x 4.47m)
Overlooking the lounge below, the mezzanine has a wrought iron balustrade, a velux window at the rear, a central heating radiator and a built-in double wardrobe. The mezzanine could be used as a reception room or an extra bedroom if required.

Internal Hall
2'7 x 8'5 (0.79m x 2.57m)
With a built-in double wardrobe and an airing cupboard housing the hot water tank.

Bathroom
6'9 x 9'11 (2.06m x 3.02m)
Fitted with a quality white three-piece suite which includes a bath with a shower screen above, a low level toilet and a wash hand basin with a vanity unit and a shaver socket above. Velux window at the front, a heated towel rail and recessed ceiling spotlights.

Bedroom 3
12'9 x 13'8 (3.89m x 4.17m)
A double bedroom with a vaulted beamed ceiling, a window at the front and rear. Two central heating radiators and lights over the bed position.

Steading
A superb range of traditional outbuildings which includes a workshop, garaging, a sunroom overlooking the surrounding countryside. There is a number of other storage buildings, one used for leisure which contains a sauna and a six person hot tub.

Gardens
Large informal lawn garden at the front of the property with a parking bay, a large pond a summerhouse. Driveway at the rear offering ample parking and giving access to the garages. There are two private courtyards at the rear of the house offering ideal spaces for outdoor dining. One of the courtyards has covered canopies.

Paddock
There is a paddock at the rear which extends to approximately 0.5 acres, this would be ideal for livestock/grazing.

General Information
Full double glazing.
LPG and oil boilers.
All fitted floor coverings are included in the sale.
Services- Mains electric, private water supply and drainage into a septic tank.
Underfloor heating throughout the downstairs.





Tenure-Freehold.
Council tax band G
Energy Rating TBC
What3words: install.hobbit.skirting

Agency Information

OFFICE OPENING HOURS
Monday - Friday 9:00 - 17:00
Saturday - 9:00 - 12:00

FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS
Strictly by appointment with the selling agent and viewing guidelines.

















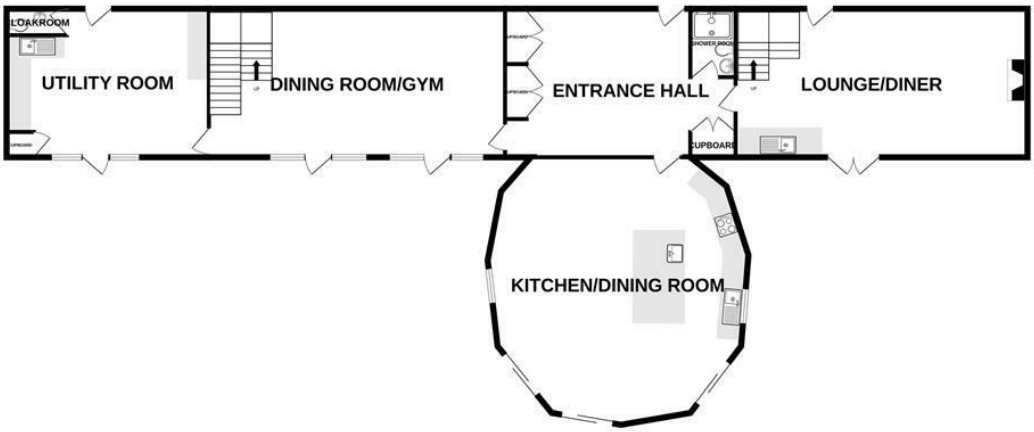








GROUND FLOOR
1953 sq.ft. (181.4 sq.m.) approx.



1ST FLOOR
1218 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 3171 sq.ft. (294.6 sq.m.) 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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