



Westwood | Bardon Mill | NE47

£450,00

RMS | Rook
Matthews
Sayer



4



1



2

LINK DETACHED BARN CONVERSION

ENCLOSED GARDEN

FOUR BEDROOMS

TIMBER LODGE

DRIVEWAY PARKING

EN-SUITE

CHARACTER FEATURES

SEMI RURAL LOCATION

For any more information regarding the property please contact us today.

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Property Description

Set behind secure gates and offering a private driveway providing secure off-road parking, this exceptional detached barn conversion beautifully combines period character with contemporary living. Having undergone refurbishments in recent years, this property is a one off and we advise interested parties to book an early viewing to avoid disappointment.

The heart of the home is the stunning vaulted lounge, featuring exposed timber beams, a striking multi-fuel burning stove and an abundance of natural light through bi-folding doors and velux roof windows, creating a warm and inviting space for both relaxing and entertaining. Bi-folds in the lounge and master bedroom seamlessly connect the interior with the enclosed courtyard garden, offering the perfect setting for outdoor dining and entertaining.

The well-proportioned accommodation includes four generous bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Designed with practicality in mind, the property also offers a separate utility room and a guest cloakroom, ensuring everyday convenience without compromising on style.

Outside, the enclosed courtyard garden provides a private and low-maintenance outdoor retreat, while a detached timber lodge offers superb versatility, ideal as a home office, studio, gym or hobby room, subject to individual requirements.

Rich in character throughout, with exposed beams and an abundance of original character features, this unique home offers the perfect blend of rustic charm and modern comfort in a highly desirable setting with great transport links and beautiful surrounding countryside.

Bardon Mill is an ever-popular village within easy reach of Hexham, Newcastle and Carlisle. Deep in Roman Wall country, this village is served by train, bus and fantastic road links are offered via A69 and the Military Road.

INTERNAL DIMENSIONS

Kitchen: 15'6 max x 11'3 max (4.72m x 3.43m)

Lounge: 16'5 max x 16'0 max (5.0m x 4.88m)

Utility: 10'1 max x 4'6 max (3.07m x 1.37m)

WC: 4'5 max x 3'4 max (1.35m x 1.02m)

Bedroom 1: (l-shape) 17'1 max x 14'5 plus robes (5.21m x 4.39m)

En-Suite: 8'4 max x 4'5 max (2.54m x 1.35m)

Bedroom 2: 13'1 max x 8'8 max (3.99m x 2.64m)

Bedroom 3: 12'6 max x 11'7 max (3.81m x 3.53m)

Bedroom 4: (not square) 12'4 into window x 10'0 plus robes (3.76m x 3.05m)

Bathroom: 8'5 max x 6'8 max (2.57m x 2.03m)

Lodge: 13'5 max x 10'1 max (4.09m x 3.07m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil Central Heating

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: E

HX00006877.JR.JR.14.7.26.V.2.1





Westwood, Bardon Mill

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Version 1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.