

# BRUNTON

RESIDENTIAL



**HOLYWELL, WHITLEY BAY, NE25**

**£845,000**

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Distinguished Grade II Listed farmhouse and barn conversion located at North Farm House in Holywell, offering substantial and character-rich accommodation set within beautifully landscaped grounds. This impressive home blends historic charm with high-spec modern features, including underfloor heating, a multi-room audio system and integrated entertainment, creating a unique and luxurious living environment.

The property provides extensive ground-floor living space with three reception rooms centred around a striking fireplace, alongside a drop-down cinema screen and a traditional kitchen fitted with an AGA. Upstairs, five generously proportioned bedrooms are arranged around a spacious landing with additional flexible space. Externally, the home sits within mature, private gardens and benefits from a double garage, offering both practicality and an exceptional setting.

Situated in the picturesque Holywell Village, a Britain in Bloom regional winner and national finalist, the property enjoys a peaceful semi-rural setting while remaining well connected to Whitley Bay, Newcastle and surrounding areas.

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The internal accommodation comprises extensive and well-balanced living space arranged over two floors, seamlessly combining period character with modern enhancements. To the ground floor, there are three reception rooms centred around an impressive fireplace, creating a striking focal point that reinforces the home's charm. A wired multi-room music system runs throughout the property. All principal living spaces benefit from underfloor heating, enhancing both comfort and lifestyle. The traditionally styled kitchen is fitted with an AGA stove, a cast-iron range cooker renowned for its longevity and classic country-house appeal, maintaining the property's authenticity while offering practical functionality. A drop-down cinema screen with surround sound further elevates the living experience, providing an excellent space for entertainment.

To the first floor, there are five generously sized bedrooms arranged around a spacious landing, which also features a recessed area suitable for a reading nook, study space or additional seating. The proportions throughout remain in keeping with the home's heritage, offering both scale and versatility.

Externally, the property benefits from a double garage and sits within substantial, professionally landscaped lawned gardens. The grounds are a key feature, offering a high degree of privacy, mature planting and an attractive outlook befitting a home of this stature.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C

