



Granary Cottage

STANNINGTON, NE61 6DU

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Fine INCORPORATING
LIVING



4 BEDROOMS
2 BATHROOMS
2 RECEPTION ROOMS

ASKING PRICE OF
£795,000

- Spectacular Barn Conversion
- Four Bedrooms
- Desirable Location
- Packed with Character
- No Onward Chain
- Substantial Garden
- Driveway & Garage
- Freehold

Spectacular barn conversion

Very rarely found on the market, this spectacular, four bedroomed barn conversion located within the incredibly desirable area of Stannington, Station Road. The property is accessed via a private tree-lined driveway with gated entry, set well back from Station Road. The property is fully double glazed offering a vast amount of internal space, making it perfectly suited to modern family life. The property oozes character throughout and has a one of a kind garden to the rear, which is well-maintained and pops with colour. This beautiful home is well suited to those seeking a peaceful setting, while remaining within easy reach of the amenities of the historic market town of Morpeth, located a short drive away. Morpeth boasts a blend of traditional shopping options, alongside national retailers, as well as schooling for all ages, a vibrant selection of bars and restaurants and excellent leisure facilities. Transport links are well-catered for, with local bus routes, and the A1 trunk road providing convenient access both North and South.





Warm, light-filled living room

Upon entering you are greeted by a convenient porch, which doubles up as a cloakroom. This leads seamlessly into the vestibule with a spacious under stair storage cupboard, and from here the main lounge can be accessed. The substantial sized lounge is flooded with natural light and offers views over the front garden and side patio. The carpeted lounge is complimented with a stone working fire, which is the focal point of the room and will be ideal for those cosy winter nights. All other downstairs rooms have tiled flooring, with most featuring authentic timber beamed ceilings and LED lighting.





Considerable sized sunroom

Located to the rear of the property is the considerable sized sunroom, which comes fitted with double doors allowing for a seamless transition between indoor and outdoor. The splendid sunroom offers uninterrupted views of the garden and access to a patio area, where you can soak up the rays.



Exquisitely designed kitchen

The open plan family room comprises two distinct areas, kitchen/diner and a sitting room. This is the heart of this magnificent home. It has been exquisitely designed, so that it blends character and functionality, ideal for both everyday living and entertaining. The generously appointed kitchen boasts integrated appliances that include fridge, dishwasher and a range cooker. The kitchen has been fitted with a large amount of country style wall and base units, offering an abundance of storage. The sitting room features a working cast iron fireplace. You further benefit from a convenient downstairs W.C and large utility room, featuring a stable door, belfast sink unit, upstanding fridge/freezer, washing machine and dryer.



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Spacious bedrooms & bathroom

Ascending to the first floor, the landing provides access to a large family bathroom and four well-proportioned carpeted bedrooms. The principal bedroom is a vast space that runs the full width of the property, featuring views to the front and rear. The principal bedroom comes complete with its own ensuite bathroom, which has been finished with a shower, basin and W.C. The second, third and fourth bedroom are all well-sized with the third and fourth bedroom offering superb views of the surrounding countryside. The first floor is complete with a handy airing cupboard in which you will find a newly fitted Atag boiler, complete with long-term warranty.

Well maintained frontage

Externally, the property boasts real kerb appeal with a large well-maintained frontage. The driveway is to the side of the property in front of the double garage and provides parking for several cars. Here you will find an EV charging point. There are two water points in the garden and one in the garage.



Impressive garden

To the rear of the property you are greeted by a vast well-designed garden fully enclosed by a stone wall, providing a secure and private tranquil oasis to relax in. The garden currently features a laid to lawn level area with a spacious paved patio, lilly pond with waterfall and a wall mounted water feature. The lower garden has an arched walkway to the double garage and ample workshop. The garden is a sheer credit to its current owners and will suit anyone who enjoys outdoor living at its finest.



Property Description

Porch: 6'07 x 4'06 (2.00m x 1.37m)

Vestibule: 6'08 x 6'09 (2.03m x 2.06m)

Lounge: 16'07 x 24'01 (5.05m x 7.34m)

Family Room: 33'03 x 15.10 Max Points (10.14m x 4.83m Max Points)

Sun Room/Conservatory: 15'04 x 29'07 Max Points (4.67m x 9.02 Max Points)

Utility Room: 16'04 x 9'03 Max Points (4.98m x 2.82m Max Points)

W.C: 5'01 x 2'07 (1.55m x 0.82m)

Bedroom One: 18'06 x 16'06 Max Points (5.64m x 5.03m)

Ensuite: 5'03 x 9'10 (1.60m x 2.99m)

Bedroom Two: 14'11 x 16'07 Max Points (4.55m x 5.05m Max Points)

Bedroom Three: 10'04 x 9'00 (3.15m x 2.74m)

Bedroom Four: 8'01 x 12'07 Max Points (2.46m x 3.84m Max Points)

Bathroom: 9'00 x 10'02 (2.74m x 3.10m)

Garage: 22'07 x 23'09 (6.88m x 7.24m)

Workshop: 11'08 x 10'08 (3.56m x 3.25m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: FIBRE TO PREMISES

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY & GARAGE

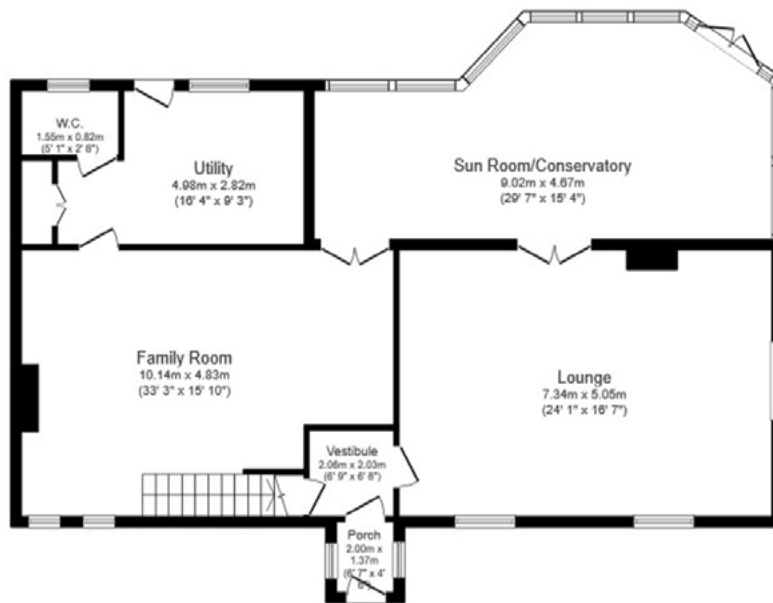
Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

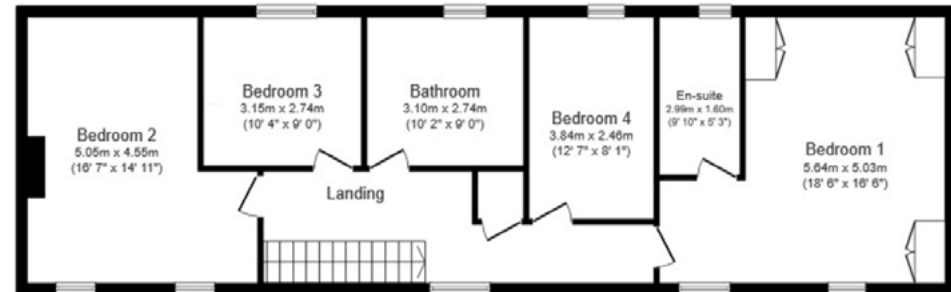
Council Tax Band: F

EPC Rating: D

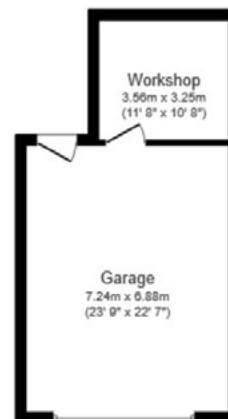
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GROUND FLOOR



FIRST FLOOR



GARAGE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

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