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THE WISTERIA, SYCAMORE PLACE, BARRASFORD, HEXHAM

£549,950


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Pristine family home featuring five generously sized bedrooms and three bathrooms, including two en-suites. The open-plan kitchen/diner and immaculate lawned gardens provide the perfect setting for modern family living.

This new-build home was constructed by Cussins, a widely regarded quality home builder known for bespoke, smaller developments. These homes in particular are built to the Part L Regulations and offer solar panels, triple glazing, heat recovery system on the water cylinders and electric car charge points. This could contribute to savings of up to £2,400 per year on energy bills.

Barrasford is a Northumberland village perfectly positioned in the scenic Tyne Valley, this desirable location offers the best of countryside living while remaining well connected to larger towns and cities. Families will appreciate the access to well-regarded local schools, including nearby Chollerton First School and Queen Elizabeth High School in Hexham. Barrasford is incredibly well-connected. The A69 is just a short drive away, providing quick access to Hexham, Newcastle, and Carlisle. For rail commuters, Hexham Station offers regular services to Newcastle and beyond, making this a great choice for those who want countryside living without losing access to the city.

The village enjoys a welcoming, close-knit community, ideal for those looking to settle into a safe and family-friendly environment. This property offers the rare opportunity to enjoy country living with no compromise on connectivity or convenience.

Please note that the property pictured is an example of available plots, there are a range of optional extras which can be seen within the images. The price of the properties do not include some or all of these items but incentive packages and offers can sometimes be available. Please call us for more information.

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The internal accommodation comprises: an entrance vestibule leading to a central hallway, with a staircase straight ahead ascending to the first-floor landing and a WC to the right. To the left of the hallway, at the front of the property, is a living room featuring windows overlooking the front aspect. Also to the left is a versatile reception room, which could be used as a snug, home office, or playroom.

To the rear of the hallway is a spacious kitchen/dining family room with bi-folding doors opening onto the rear garden. The kitchen is well-equipped with a range of floor and wall units, high-quality countertops, and integrated appliances, providing a modern and functional space. Adjacent to the kitchen is a utility room, with an additional door providing access to the garden.

The first floor features three generously sized bedrooms, including a spacious master suite complete with a private en-suite bathroom and a walk-in dressing room—this dressing room could also serve as a sixth bedroom. The remaining two bedrooms are comfortable doubles, served by a well-appointed family bathroom.

On the second floor, you'll find two further excellent double bedrooms along with an additional bathroom, offering flexible space ideal for guests, teenagers, or a home office setup.

Externally, there is a town garden to the front, laid mainly to lawn, with pathway access to the property. The rear of the property consists of a lawned garden with a paved sun terrace, and a detached garage.

Services
Mains electricity, water. Private sewerage. Private LPG Heating. Energy efficient air source heat pump system.

Council Tax
Band TBC





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND :

EPC RATING :







