



Lindisfarne House | Seghill | NE23 7DH

£380,000

Nestled in the corner of The Grange at Middle Farm we are thrilled to present “Lindisfarne House” a gorgeous four-bedroom barn conversion with immense character and charm. Enjoying uninterrupted views over open countryside, this fabulous family home is refurbished to the highest of standards and enjoys manicured, wrap around gardens. Step inside and you are greeted with a welcoming entrance hall with staircase to first floor and convenient guest w.c. The lounge offers both comfort and style with a recently installed log burner perfect for those winter nights. One of the highlights of the home is the recently installed kitchen, beautifully appointed with shaker style units and built in appliances, a delightful place for culinary endeavours. There is also a second reception room currently used as a dining room ideal for entertaining family and friends with lovely views over the courtyard garden. Upstairs you will find the principal bedroom which benefits from fitted furniture and a luxurious en suite, while the other three bedrooms are complemented with the stylish family bathroom ensuring comfort for all. Externally the property showcases beautiful landscaped gardens with numerous inviting seating areas, a detached garage with storage plus allocated parking. An exceptional opportunity to purchase this semi rural home yet still within easy access of local amenities, schools and transport links, an early inspection is highly recommended to secure.

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Superb Barn Conversion

Four Bedrooms / En Suite

Beautifully Enhanced and Upgraded

Fabulous Wrap Around Gardens With Open Aspect

Stunning Refitted Kitchen

Detached Garage with Storage To Roof Space

Gorgeous Lounge with Log Burner

Tenure: Freehold

PROPERTY DESCRIPTION:

ENTRANCE DOOR: Double glazed door to

ENTRANCE HALLWAY: staircase to first floor, radiator

DOWNSTAIRS CLOAKS/W.C.: Briefly comprising; low level W.C., wash hand basin in vanity unit, heated towel rail.

DINING ROOM: (rear): 12'2 x 8'0 (3.71m x 2.44m)
Double glazed window to rear, double radiator.

LOUNGE: 18'9 x 11'6 (5.72m x 3.51m)
Double glazed windows to front and side, wood burner in inglenook, two wall lights, spotlights to ceiling, two double radiators.

KITCHEN: 18'5 x 10'9 (5.61m x 3.28m)
Fitted with a range of wall and base units with work surfaces incorporating a single drainer sink unit with mixer spray tap, built in electric oven, built in conduction hob, extractor hood, space for washing machine, space for tumble dryer, space for fridge freezer, tiled flooring, spotlights to ceiling, double glazed window to front, double glazed door to rear.

FIRST FLOOR LANDING AREA: Airing cupboard housing hot water cylinder.

BEDROOM ONE: 12'5 max x 12'6 (3.78m x 3.81m)
Double glazed window to front, double glazed Velux window to rear, fitted wardrobes, double radiator, door to

EN-SUITE SHOWER ROOM:
White three-piece suite briefly comprising; low level W.C., step in shower cubicle with mains powered twin headed shower unit, pedestal wash hand basin, part tiled walls, heated towel rail, double glazed Velux window to front.

BEDROOM TWO: 11'3 x 9'8 (3.43m x 2.95m)
Double glazed window to front, double radiator.

BEDROOM THREE: 7'7 x 10'3 (2.31m x 3.12m)
Double glazed window to rear, double radiator.

BEDROOM FOUR: 7'5 x 11'4 (2.26m x 3.45m)
Double glazed window to front, double radiator.

FAMILY BATHROOM:
White three piece suite briefly comprising; low level W.C., panelled bath, pedestal wash hand basin, heated towel rail, tiled flooring, tiled walls, double glazed Velux window to side.

EXTERNALLY:

FRONT & SIDE GARDEN: Fenced boundaries, mainly laid to lawn, paved walkways, gravelled pathways, two patio areas, external water supply, garden shed, flower, tree and shrub borders.

COURTYARD: (rear- off kitchen)
Gravelled area, patio area, fenced boundaries, gated access to rear.

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PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: LPG & WOOD BURNER

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: NO

Parking: Garage/Driveway/Allocated parking

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.

RESTRICTIONS AND RIGHTS

Listed? NO

Conservation Area? NO

Restrictions on property? Cannot run a business under covenant

Cannot park boats, caravans or mobile homes on site

Public rights of way through the property? NO

RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Known safety risks at property (asbestos etc...): NO

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

ACCESSIBILITY

This property has no accessibility adaptations:

- E.g. Ramp access to front door
- E.g. Accessible handrail to side door
- E.g. Wet room to ground floor
- E.g. Lift access to first floor

TENURE

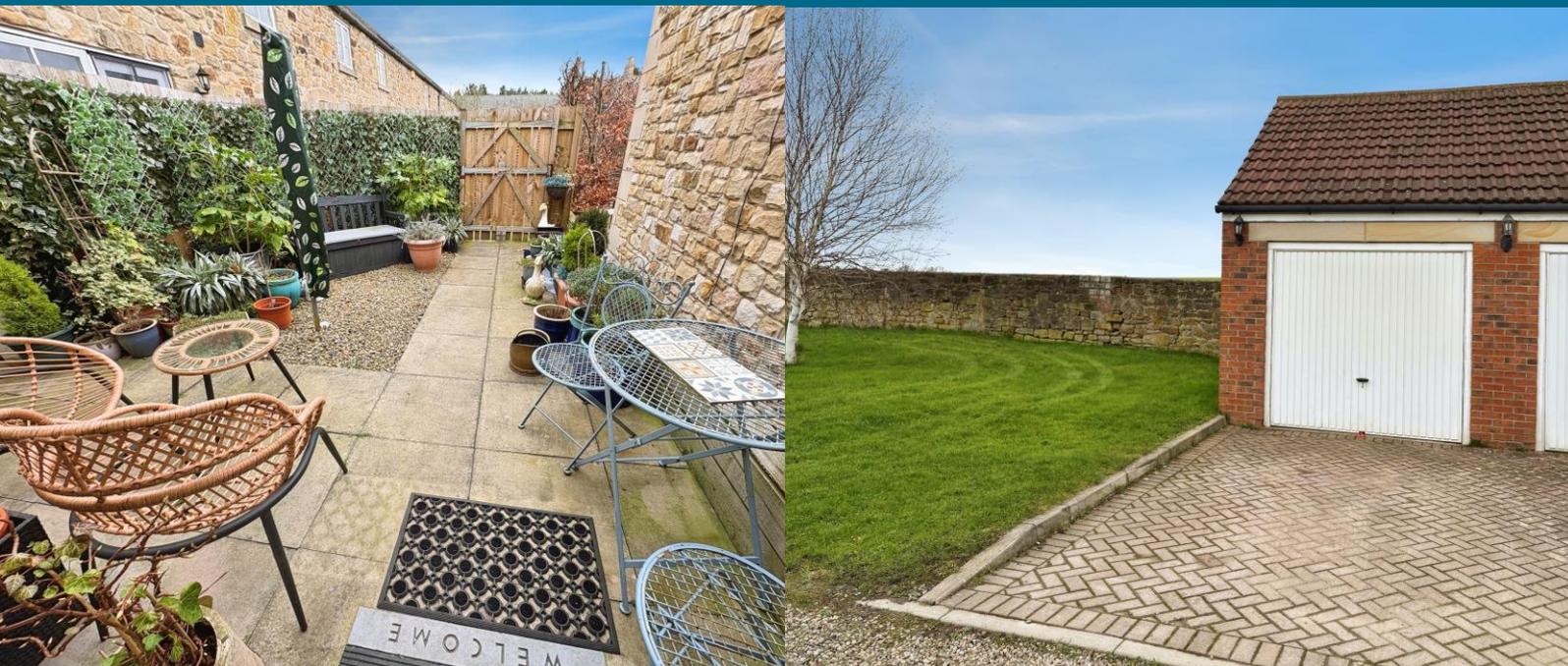
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Any Other Charges/Obligations: £20.00 per month for roads & communal areas ground maintenance.

COUNCIL TAX BAND: D

EPC RATING: E

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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