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Barlow Lane, Winlaton, Tyne And Wear, NE21 6EZ

This impressive detached family home has been sympathetically extended to accommodate a growing family, creating a beautifully balanced blend of spacious living, versatile accommodation and exceptional entertaining space. The property offers four generously proportioned double bedrooms, two of which benefit from en-suite facilities, with three bedrooms featuring concealed air conditioning and heating units for year round comfort. The living accommodation has been thoughtfully arranged to suit modern family life, with an open plan family room and dining area providing the perfect setting for everyday living, family time and entertaining. A particularly impressive lower level lounge offers a superb space for relaxing and hosting guests, complete with a log-burning stove and French doors opening out onto the garden kitchen and gravelled entertaining area, with beautiful views across the garden and surrounding countryside. Throughout the property, many rooms enjoy attractive outlooks across neighbouring land and the surrounding rural landscape, adding to the home's sense of space, privacy and connection with its surroundings. Externally, the property continues to impress, with a generous driveway, attractive courtyard garden and an expansive rear garden designed for outdoor living and entertaining. The garden boasts multiple seating and entertaining areas, an outdoor kitchen with power and lighting, a private electric sauna, a dedicated sunbathing area and a gravelled entertaining space perfectly positioned to enjoy the garden and far reaching countryside views. The converted garage/workshop and additional storage buildings benefit from power and lighting, offering excellent versatility for hobbies, projects, storage or additional workspace. A further standout feature is the bespoke, purpose built outbuilding, complete with a composite door, power, lighting and its own air conditioning and heating unit. Although currently used as The Dog House, this versatile space offers exciting potential for a variety of alternative uses, such as a home office, hobby room, studio or additional workspace, subject to any necessary consents. Lovingly improved and extended by the current owners, this unique home offers far more than simply generous accommodation. Combining practical family living, distinctive entertaining spaces, versatile outbuildings and beautiful countryside views, it presents a rare opportunity to acquire a truly special home that must be viewed to be fully appreciated. Awaiting EPC.

*****RARE TO MARKET*****

Beautifully Presented Detached Home

Four Bedrooms

Generous Garden Plot

Viewing Essential!

Awaiting EPC

£530,000

Lounge *17' 11" x 12' 8" (5.45m x 3.87m)*
Garden views.

Dining Room *14' 10" x 11' 5" (4.53m x 3.48m)*

Kitchen *17' 3" x 8' 6" (5.26m x 2.60m)*
Fitted with a range of wall and base units, quartz worktops, range cooker and space for American style fridge/freezer (not included).

Utility room *18' 6" x 8' 8" (5.64m x 2.65m)*
Fitted with a range of wall and base units, quartz worktops and sink.

Master bedroom *17' 10" x 12' 2" (5.44m x 3.71m) max*
Garden views, walk in wardrobe. Concealed air conditioning unit.

En-suite *12' 1" x 6' 6" (3.68m x 1.98m)*
Bath with waterfall shower overhead, wash basin, W/C.

Bedroom 2 *13' 11" x 10' 5" (4.23m x 3.17m)*
Concealed air conditioning unit.

Bedroom 3 *10' 11" x 10' 0" (3.33m x 3.05m) max*
Built in wardrobes. Concealed air conditioning unit.

Family Bathroom *8' 6" x 7' 11" (2.59m x 2.42m)*
Bath with shower over, wash basin, W/C.

Loft space *36' 0" x 8' 10" (10.98m x 2.69m) max*
Accessed via a freestanding staircase, skylight windows, lights and power. Currently used as a home office and dressing area.

Lounge/Diner *25' 2" x 17' 1" (7.68m x 5.21m)*
On the lower ground floor. Concealed air conditioning unit and feature wood burner. French doors give access to the fabulous rear garden and outdoor kitchen area.

Bedroom 4 *13' 10" x 8' 2" (4.21m x 2.48m)*
Floor to ceiling windows overlooking the rear garden.

En-suite *8' 0" x 2' 11" (2.43m x 0.89m)*
Shower, wash basin, W/C.

Outdoor kitchen *14' 4" x 13' 6" (4.37m x 4.12m)*
Covered space with cooking and seating areas.

Sauna
Situated next to the outdoor kitchen, a real luxurious addition!

Garage/Workshop *16' 9" x 8' 3" (5.10m x 2.52m)*
Currently boarded and fitted with stoarge and work space but could be turned back to the original garage if preferred.

Storage *8' 8" x 7' 1" (2.64m x 2.15m)*

The Dog House *9' 0" x 6' 3" (2.74m x 1.90m)*
Brick built outbuilding currently used as a dog kennel which includes lights, power and an air conditioning/heater unit.

Externally
The property benefits from a driveway providing parking for two cars, with additional on street parking available, alongside an attractive front courtyard garden. The real showstopper is the expansive rear garden, the plot spanning approximately 0.48 acres, featuring mature trees, established shrubs, generous lawns and useful storage areas. Offering a wealth of versatility, it provides the perfect setting for outdoor entertaining, relaxing and seamlessly bringing indoor living outdoors during the warmer months.

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





















Floorplan



Total area: approx. 279.3 sq. metres (3006.3 sq. feet)

EPC Graph (full EPC available on request)

For more information please call 0191 414 1200 or email info@livinglocalhomes.co.uk

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