



Park Farm Barns | Blyth | NE24 4HD

£485,000

Few properties can rival the quality, style and individuality of this magnificent barn conversion, occupying an enviable position within a sought-after executive development and finished to an exceptional standard throughout. Having undergone an extensive refurbishment programme, this stunning home offers beautifully presented accommodation that effortlessly combines character and contemporary luxury. Boasting exposed beamed ceilings throughout, high specification finishes and exceptional attention to detail, the property provides a unique opportunity to acquire a home of true distinction. The heart of the home is the fabulous open plan kitchen and dining area, thoughtfully designed for modern living and featuring a range of quality integrated appliances, stylish cabinetry and a feature log burning stove, creating a warm and inviting space for both everyday living and entertaining. Complementing this impressive room is a spacious lounge, centred around a second log burner and benefiting from two sets of doors opening to the front elevation, allowing natural light to flood the room. A further versatile reception room, currently utilised as a garden room, enjoys delightful views across the rear garden and features double doors opening directly onto the outdoor space, creating a seamless connection between inside and out. Completing the ground floor accommodation is a beautifully appointed shower room finished to a high contemporary standard. To the first floor, the exceptional quality continues with two generously proportioned double bedrooms, both enjoying luxurious en suite facilities. The magnificent principal suite further benefits from a dedicated dressing room, providing the ultimate retreat. Externally, this wonderful home is equally impressive. The substantial rear garden offers superb privacy and an excellent space for relaxing or entertaining, complete with a hot tub and generous areas for outdoor seating and enjoyment. To the front, a large driveway provides off street parking for approximately four to five vehicles and leads to the garage, while the attractive front garden enhances the property's wonderful kerb appeal. Perfectly positioned within this prestigious executive development and conveniently located close to Blyth's new railway station, this outstanding barn conversion offers an exceptional blend of luxury, character and convenience. Early viewing is highly recommended to fully appreciate the quality, space and lifestyle offered by this truly remarkable home.

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Show Home Standard Barn Conversion

Beamed Ceilings Throughout

Fabulous Kitchen Diner with Log burner

Two Further Reception Rooms, Lounge with Log Burner

Freehold, Epc Rating E, Council Tax band E

Two En Suites and Downstairs Shower Room

Exclusive Executive Development

Garage And 4/5 Car Drive with Large Rear Garden Including Hot Tub

Mains Water, Electricity and Sewage

Close To New Train Station, Gas Heating, Fibre to Premises Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

LOUNGE: (front): 16'30 x 17'91, (4.96m x 5.45m), double glazed window to front, double radiator, two sets of doors to front, paneled walls and log burners with beam to ceiling.

RECEPTION ROOM: (rear): 8'66 x 15'06, (2.63m x 4.59m), double radiator, doors to rear and storage cupboard.

HALLWAY: double radiator and storage cupboard

BEDROOM THREE (downstairs): (front): 12'89 x 12'72, (3.83m x 3.74m), double glazed window to front and double radiator as well as beamed ceiling.

DOWNSTAIRS SHOWER ROOM.: low level wc, wash hand basin, tiling to floor and walls, spotlights, heated towel rail and shower cubicle.

KITCHEN: 16'24 x 24'34, (4.94m x 7.41m), double glazed window to front, double radiator range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher as well as log burner and ceiling beams.

BEDROOM ONE: (rear): 17'24 x 11'86, (5.25m x 3.61m), double glazed window to front and rear, walk in wardrobe, double radiator and beamed ceiling.

EN-SUITE SHOWER ROOM: low level wc, wash hand basin, shower cubicle, tiling to walls, heated towel rail and tiling to walls

BEDROOM TWO: (front): 15'40 x 16'46, (4.41m x 5.01m), double glazed window to front, double radiator, velux window and beamed ceiling,

EN-SUITE SHOWER ROOM: low level wc, wash hand basin, tiled floors and walls, and heated towel rails.

EXTERNALLY: to the front is a three-car drive, to the rear is laid mainly to lawn with a small astro turf area, and a single garage with up and over door as well as power and lightning.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast 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

BUILDING WORKS

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

Outstanding building works at the property: No

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

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.

COUNCIL TAX BAND: E

EPC RATING: E

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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