



Woodland Barn,
West Bingfield, Newcastle Upon Tyne, NE19 2LF

Woodland Barn West Bingfield Newcastle Upon Tyne NE19 2LF

Guide Price: £525,000

Woodland Barn is a stunning four bedroom barn conversion situated in a picturesque rural setting within the Tyne Valley.

- Four bedrooms
- Barn conversion
- Large kitchen diner
- En suite facilities
- Spacious and versatile accommodation
- Gardens to front and rear
- Stunning countryside setting
- Energy efficiency rating C (79)

youngsRPS 

Hexham - 01434 608980





DESCRIPTION

Woodland Barn is a stunning four bedroom barn conversion situated in a picturesque rural setting within the Tyne Valley. The property has been developed by the current owners to create a spacious and versatile family home with contemporary styling and high quality fixtures throughout. The accommodation is accessed via a glazed front door with side panels providing lots of natural light into the hallway off which there is a cloakroom/WC and a utility room which is fitted with a range of units with a single under mounted sink, plumbing for a washing machine and space for a tumble dryer along with the biomass boiler. The kitchen diner is fitted with a range of cream shaker style units with a central island and granite work surfaces incorporating an integral dishwasher, drinks cooler and spaces for a range style cooker and American style fridge freezer. There is ample entertaining space in the kitchen diner with glazed French doors to both aspects. Double doors lead through to the spacious sitting room which enjoys a wood burning stove and a range of floor to ceiling windows overlooking the front garden with stunning far reaching views over the open countryside beyond and French doors leading out onto the terrace. Stairs lead up to the first floor where there are four good sized bedrooms with the master bedroom benefitting from a stylish en suite shower room with walk in shower, wash hand basin set in a vanity unit and a WC. The guest bedroom



includes an en suite shower room and a useful dressing room, there are two further double bedrooms one of which has a cupboard housing the hot water cylinder and has plumbing in place for an en suite should that be required in the future. The family bathroom is fitted with a contemporary suite comprising of a freestanding double ended bath, walk in shower, wash hand basin set in a vanity unit and a WC. The property is approached from the road to a shared driveway with parking. A stone arch gives access to the gardens with a path leading to the front door and continuing around to the rear of the property. There are paved terraces to the front and rear of the property and the gardens are mainly laid to lawn with attractive border planting in the rear garden with a mature hedge boundary.

LOCATION

Bingfield is a small hamlet situated within the scenic Tyne Valley, only a short distance from the popular village of Corbridge (approx. 5.7 miles) which offers a wide variety of local amenities. The historic market town of Hexham (approx 8.5 miles) provides further amenities, with Newcastle Upon Tyne (approx. 20.5 miles) also within easy reach. For the commuter both the A69 and B6318 Military Road provide good access to Newcastle city centre and Airport with onward access to the A1. The A68 provides links north and south while the railway stations in Corbridge and Hexham offer services to Newcastle and Carlisle.



SERVICES

Mains electricity and water are connected. Biomass boiler and solar panels with renewable heat incentive (RHI) payments.

CHARGES

Northumberland County Council tax band F.

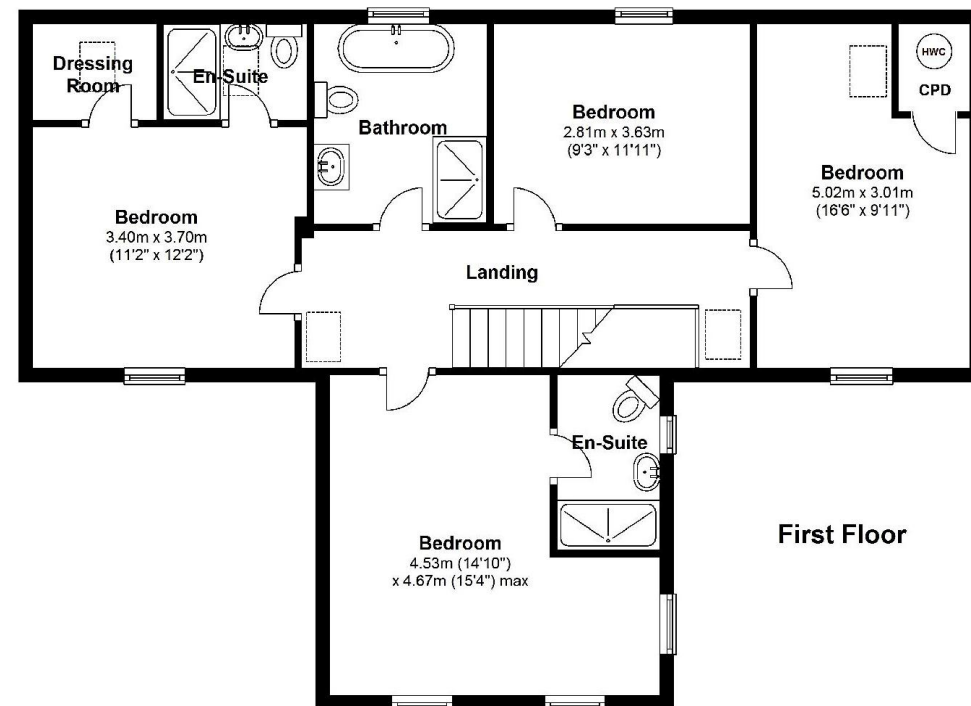
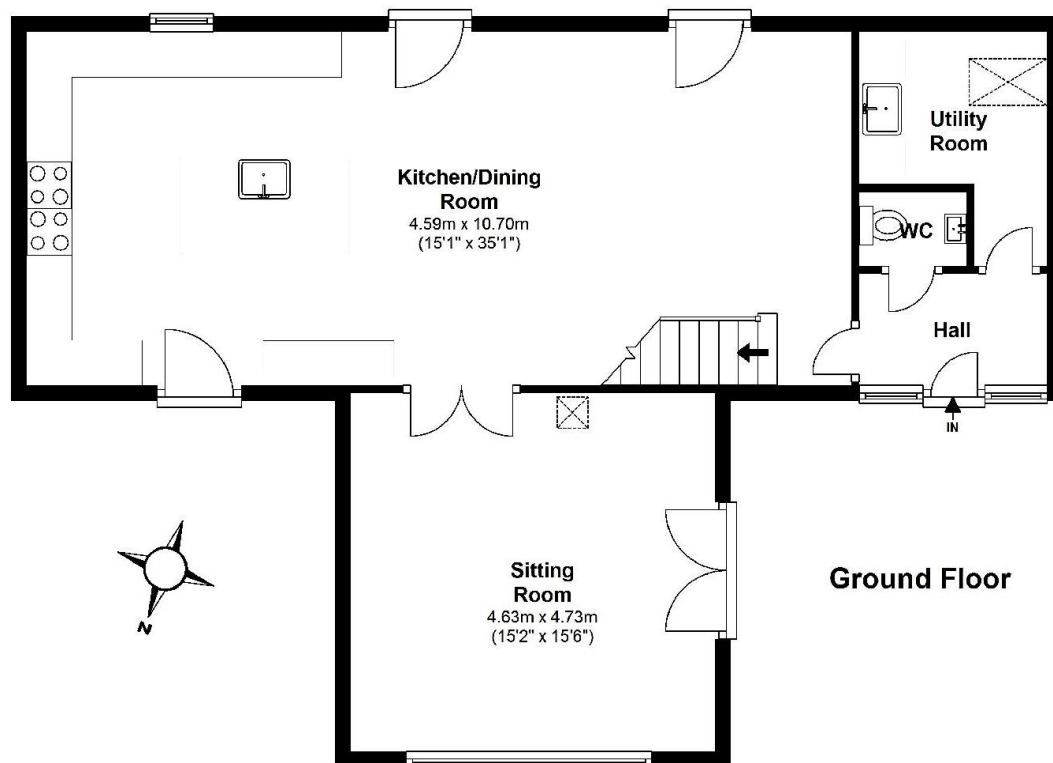
VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

Hexham Office:

Priestpopple, Hexham, Northumberland NE46 1PS

T: 01434 608980 / 609000

F: 01434 608920

mail.hexham@youngsrps.com

Alnwick Office:

Russell House, Greenwell Road, Alnwick NE66 1HB

T: 01665 606800 F: 01665 606801 mail.alnwick@youngsrps.com

www.youngsrps.com

Sedgefield Office:

50 Front Street, Sedgefield, Co. Durham TS21 2AQ

T: 01740 617377

F: 01740 622220

mail.sedgefield@youngsrps.com