



The Belsay, 1 Mill House Farm,
Barrasford, Northumberland, NE48 4BH

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Barrasford

Northumberland

NE48 4BH

Guide Price: £445,000

A deceptively spacious four bedroom stone built barn conversion located in a lovely quiet position within the pretty north tyne village of Barrasford.

- Barn conversion
- Pretty Village location
- Four bedrooms
- Master with en suite facilities
- Noteworthy features
- Gardens
- Detached double garage and ample parking
- Energy efficiency rating C (70)

youngsRPS 

Hexham - 01434 608980



DESCRIPTION

A deceptively spacious four bedroom stone built barn conversion located in a lovely quiet position within the pretty north tyne village of Barrasford. This attractive property offers spacious versatile accommodation with gardens and a detached double garage. The property benefits from many noteworthy features including exposed brickwork and vaulted ceilings. Approached via a gravelled driveway leading to a detached double garage with ample parking the front of the property, the front door leads into a reception hallway with a door off to the breakfasting kitchen. The kitchen is fitted with a range of wall and floor units, complementary granite work surfaces incorporating a one and a half stainless steel inset sink with mixer tap over, integrated dishwasher, fridge freezer and separate freezer, Everhot electric oven with extractor above and central island. A brick archway leads to a spacious dining area with patio doors opening out onto a small outdoor gravelled seating area. Off the kitchen is a utility room, cloakroom and a useful storage cupboard. The inner hallway provides access to the main reception rooms. The living room has a feature brick inglenook fireplace housing a multi fuel stove, vaulted ceiling and double patio doors opening out onto the rear garden. Double doors lead through to the second reception room which also enjoys a vaulted ceiling and a door opening out onto the rear garden. There is a rear hallway

providing access to the bedrooms. The master bedroom has an en suite shower room comprising a shower cubicle, wash hand basin set in a vanity unit, and low level wc. Bedroom two has fitted wardrobes and there are two further bedrooms, the current vendors currently use one as an office and the other as a dressing room. The main family bathroom comprises a panelled bath, large separate shower cubicle, wash hand basin and low level wc.

Gardens surround the property and comprise lawned areas, bushes, shrubs, flower borders and patio seating area. Paved pathways lead round the side of the property to the rear. To the front of the property is a detached double garage and ample parking.

LOCATION

Barrasford is a desirable North Tyne village located only 7 miles from the popular market town of Hexham. Local amenities include a village shop, country pub 'The Barrasford Arms' and Chollerton First School.

Hexham is the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the East as well as Carlisle to the West.

SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

There are solar panels on the roof which generate surplus electricity. The solar panels generated an income of approximately £878 per annum (2018-2019).

CHARGES

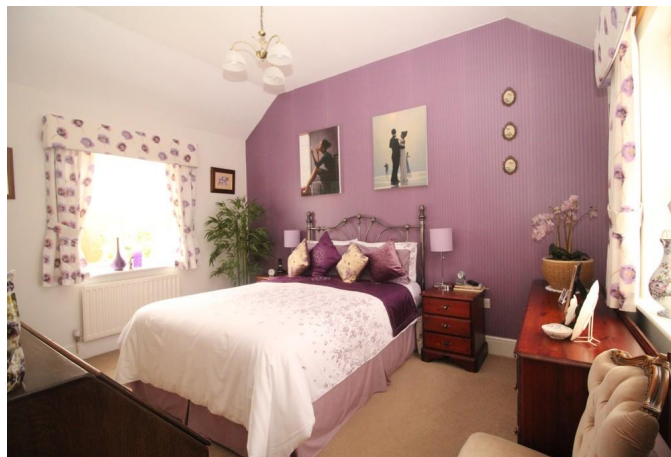
Northumberland County Council tax band F.

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.

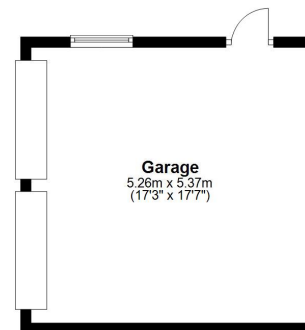






Ground Floor

Approx. 195.9 sq. metres (2108.3 sq. feet)



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.



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