



Birch Steading,
Newton, Stocksfield, Northumberland, NE43 7UU

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**Birch Steading
Newton
Stocksfield
Northumberland
NE43 7UU**

Guide Price: £650,000

Birch Steading is a stunning four bedroom barn conversion pleasantly situated in a lovely countryside setting yet conveniently placed for easy access onto the A69 and the pretty village of Newton.

- Beautiful barn conversion
- Four bedrooms
- Spacious and versatile accommodation
- Immaculately presented
- Pleasant garden
- Garage and driveway parking
- Lovely countryside setting
- Energy efficiency rating E (50)

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01434 608980





DESCRIPTION

Birch Steading is a stunning four bedroom barn conversion pleasantly situated in a lovely countryside setting yet conveniently placed for easy access onto the A69 and the pretty village of Newton.

The property offers spacious and versatile accommodation with many noteworthy features including floor to ceiling windows, deep sills and attractive wooden doors.

Double doors open into the entrance porch with door through to the welcoming entrance hallway, stairs to the first floor including a cupboard under the stairs and further storage cupboard.

Double doors lead through to the spacious living room which is flooded with natural light from the floor to ceiling windows and French doors overlooking the garden along with a feature stone fireplace housing a gas stove, with double doors through to the dining room. The breakfasting kitchen is fitted with a range of shaker style wall and base units with complementary corian surfaces incorporating a Belfast sink with mixer tap over, small undermount sink with hot water tap and integral NEFF appliances including a dishwasher, induction hob, double oven, microwave and coffee machine. An opening leads to the rear porch area with boiler cupboard and door out to the courtyard. Completing the ground floor accommodation is a WC and utility room with a range of units, sink and plumbing for a washing machine.

On the first floor there are four double bedrooms including the master suite with walk-in wardrobe and en-suite shower room



and two further bedrooms benefitting from en-suite facilities. The fourth bedroom is currently used as study. Additionally the main bathroom is fitted with a bath, WC and wash hand basin. Externally the property is approached via a gated gravelled driveway providing parking and leading to the garage. The garage benefits from electricity and water. The garden area is mainly laid to lawn with borders of flowers, bushes and shrubs along with a delightful paved patio area.

LOCATION

Birch Steading is located close to the village of Newton; an attractive, primarily stone-built village in a beautiful rural setting. The location of the property, half a mile from the A69, 4 miles from Corbridge and 15 miles from the centre of Newcastle upon Tyne, provides for easy travel by car or bus into the city centre. Newton village enjoys a popular country pub, the productive Brocksbushes farm shop and a short drive to the attractions of Hadrians Wall. The closest school to the property is Mowden Hall School and very good schools are also available in Corbridge and Hexham.

SERVICES

Mains electricity and water are connected. Drainage is via a Klargester Intelligence septic tank which is shared with the neighbouring properties. LPG fired central heating to radiators also supplying the domestic hot water.



CHARGES

Northumberland County Council tax band G.

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.





Total area: approx. 301.0 sq. metres (3239.5 sq. feet)
Birch Steading, STOCKSFIELD

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