



Station House, Station Road
Barrasford, Hexham, Northumberland, NE48 4AL

Station House
Station Road
Barrasford
Hexham
Northumberland
NE48 4AL

Station House is one of the rarest properties to come to the market this year. The former Railway Station has been fully renovated and lovingly adapted to create a stunning 4 bedroom detached family home.

- Detached family home
- 4 bedrooms
- Village location
- Immaculately presented throughout
- Newly renovated
- Driveway parking
- Air Source heat pump
- Energy efficiency rating C

youngsRPS 
Youngs Hexham 01434 608980





DESCRIPTION

Up the external stone entrance steps, you enter the property via the porch and turn through the original front door into the main living area. The open plan dining kitchen offers a bright and inviting space with split level accommodation, the initial dining area has a wood burning stove set within a stunning feature stone inglenook fireplace at its heart, with further decorative features that include dual arched windows to the front of the property. Beyond the dining area the exquisite newly fitted kitchen is set down a few steps with glass balustrade creating an informal seating area that surrounds the kitchen. The kitchen has quality wall and base cabinets set underneath quartz surfaces with an integrated stainless-steel sink and moulded drainer, fridge freezer, dishwasher and twin ovens that include a combination microwave. A central island unit again set underneath the quartz surface has the Induction hob that includes an inset extractor fan. Off the side of the main living area is a secondary hall with access to the utility room that is large enough to be a home study area. The utility room has base units with stainless steel sink and mixer tap, plumbing for washing machine, space for tumble dryer and access to the rear enclosed garden and courtyard.

The living room central to the platform side of the property is again a spacious room with a cast iron open grate fireplace with



tilled hearth. The ground floor has two final ensuite bedrooms one with cast iron fireplace, with lovely views overlooking the platform and the fields beyond. The principal bedroom has an ensuite shower room that comprises a double shower cubicle with rainfall shower, WC, vanity and sink unit, partially tiled walls and tiled floors. The second bedroom has a cleverly created wet room with shower area, rainfall shower, WC, unity sink unit and fully tiled walls and flooring.

The first floor then offers two further spacious double bedrooms again both with cast iron fireplaces but these are set into lovely stone surrounds with tiled hearths. The family bathroom has a four piece bathroom suite, comprising; bath with tiled surround, separate shower cubicle, WC, vanity sink unit, tiled floors and partially tiled walls.

Externally the property has a block paved driveway that leads up to gravelled parking and raised flower beds. The enclosed rear garden is accessible via the side of the property through a gated entrance or front platform down sandstone steps. The rear garden has a central lawn heading away from the gravelled patio area down to the foot of the garden where there is a beautifully created pergola that encloses a BBQ seating area. Raised floral beds sit beneath the railway styled fencing that divides the

garden from the station's platform. Finally, the really special feature of this property is the former railway platform area that enjoys the best of the rural setting with countryside views reaching beyond the old line through the mature tree line to the countryside and fields beyond.

LOCATION

Situated on the outskirts of Barrasford, the property is located near to the primary schools within the village and village green and centre. A full range of retail and leisure facilities as well as major supermarkets and professional services are available in the Market Town of Hexham about 9 miles away. Hexham train station offers additional public transport links, for the commuter rail services west to Carlisle and east to Newcastle Upon Tyne are regularly available in addition to the excellent road networks via the A68 and A69 dual carriageway.

SERVICES

Mains water, drainage and electric are connected with air source heating.

CHARGES

Northumberland County Council tax band F

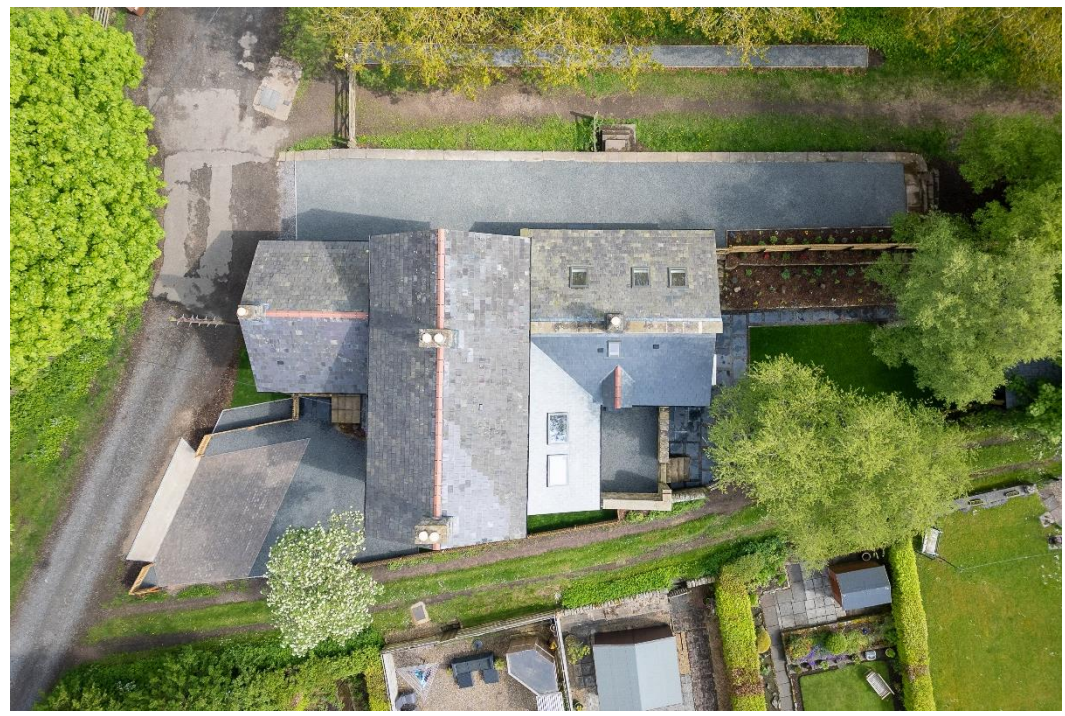
VIEWINGS

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

FREE MARKET APPRAISAL

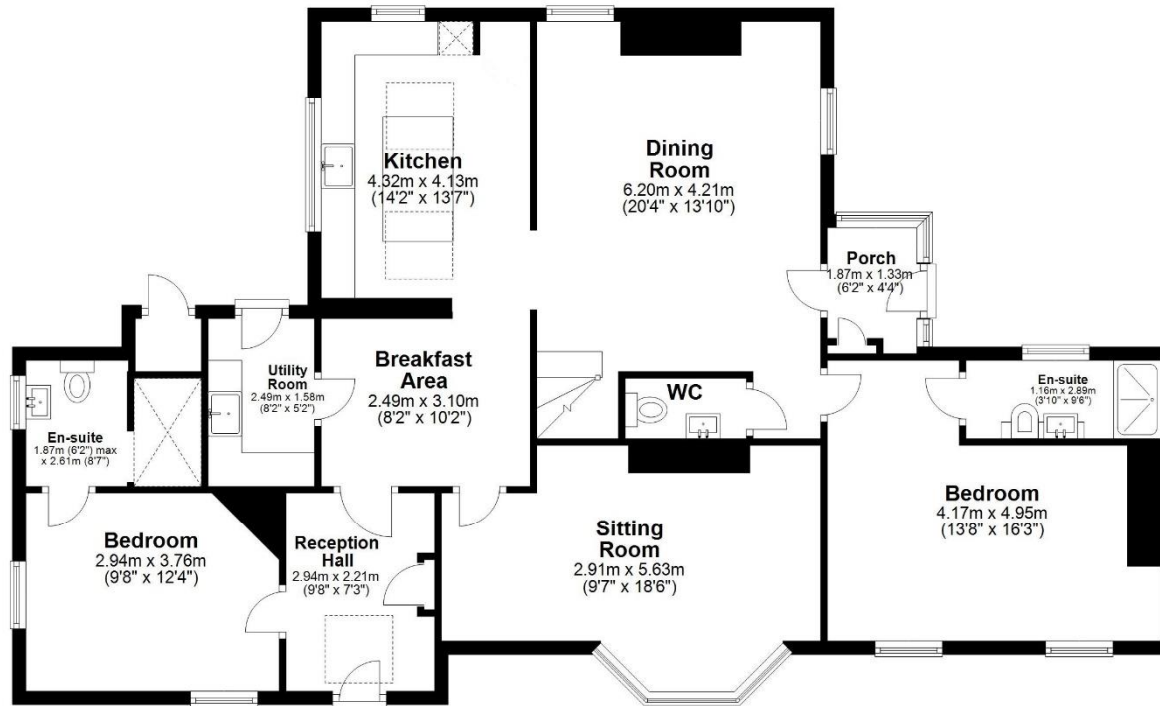
We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.





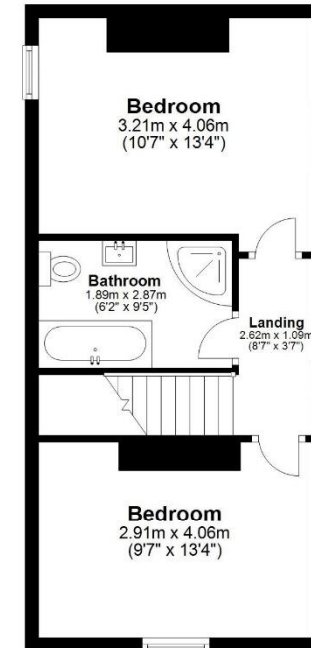
Ground Floor

Approx. 117.1 sq. metres (1260.5 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



Total area: approx. 154.5 sq. metres (1663.4 sq. feet)

Plan produced using PlanUp.

Station House, Barrasford

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.



R201

NORTHALLERTON

General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

EDGEFIELD

General: 01740 617377
Land Agency: 01740 622100

sedgefield@youngsrps.com

NEWCASTLE

General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM

General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES

General: 01387 402277

dumfries@youngsrps.com

