

# North Barn

BULLIONS FARM | NEAR SHOTLEY BRIDGE | COUNTY DURHAM



---

A high specification, contemporary barn conversion with  
garage, luxury outdoor facilities and paddock

---

Slaley 5.5 miles | Corbridge 9.4 miles | Hexham 14.1 miles | Durham City Centre 19.7 miles  
Newcastle International Airport 19.9 miles | Newcastle City Centre 22.7 miles





## Accommodation in Brief

### Ground Floor

Kitchen/Living/Dining | Pantry | Utility | Office | Boot Room  
Cinema Room | WC | Plant Room

### First Floor

Principal Bedroom | Open Plan En-suite | Two Walk in Wardrobes  
Games Room/Bedroom | Bathroom  
Two Further Bedrooms with Jack & Jill Walk-In-ensuite







## The Property

Set against picturesque open countryside near Derwent Reservoir, North Barn is an impressive contemporary home showcasing meticulous attention to detail and a no-expense-spared approach. Recently converted, this barn combines high-specification, eco-friendly features with bespoke modern luxury in a tranquil countryside setting. The property features a sharp steel-clad exterior with triple-glazed windows and advanced energy solutions such as solar panels and eco air source heat pumps, achieving an EPC A rating for exceptional energy efficiency. The property spans a 2.1-acre plot with 2 secure paddocks for dogs and a garage.

North Barn is a testament to thoughtful design, featuring expansive living spaces enriched by natural light and panoramic views. The centrepiece of the home is the open-plan kitchen and living area, which boasts a bespoke, hand-crafted kitchen outfitted with a triple electric AGA and a central island featuring a wine fridge. This high-specification, country-style kitchen is complete with premium integrated appliances and a bluetooth speaker system, quartz worktops, and a Belfast sink. An adjacent utility room with double Belfast sink and pantry provide added practicality. The living area, illuminated by two sets of bi-fold doors and additional fixed windows, provides impressive 180-degree views of the surrounding countryside.

Stone flagstones flow underfoot throughout the ground floor, accented by discreet floor lighting. There is underfloor heating throughout the ground floor. A cinema room with a projector screen provides a quiet escape from the rest of the house. Also on the ground floor is a study, a plant room, a boot room and a WC featuring high-end Thomas Crapper fixtures.

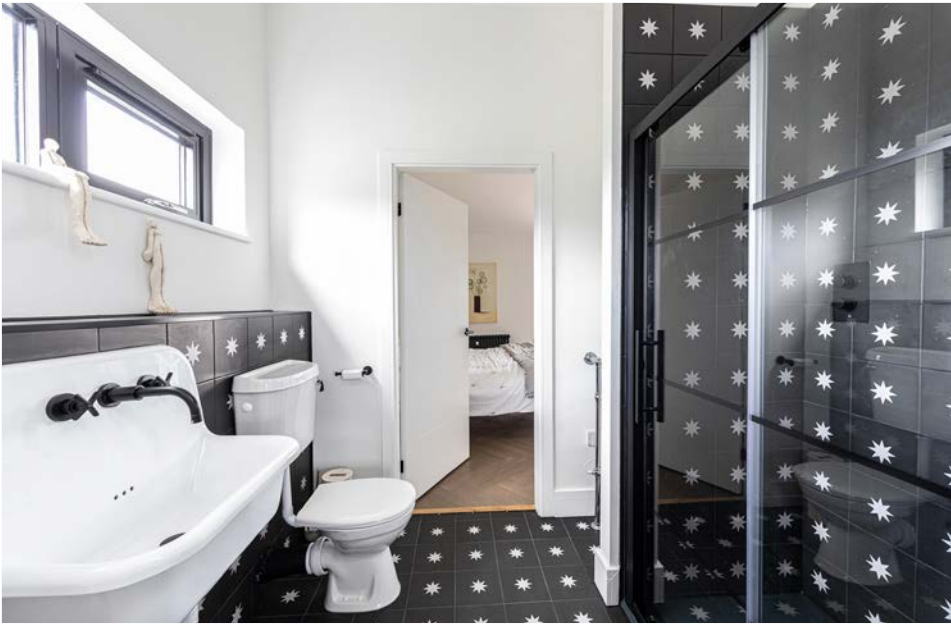
Ascending the bespoke oak tread and metal staircase, the first-floor hosts three well-appointed bedrooms and a games room with pool table. The principal bedroom is a comfortable retreat featuring dual walk-in wardrobes and an open-plan En-suite with Fired Earth floor tiles, Thomas Crapper fixtures, and a copper Japanese soaking tub that overlooks the uninterrupted open countryside views. The principal bedroom has discrete bluetooth speakers. Two of the remaining bedrooms benefit from a Jack and Jill En-suite, providing convenience and functionality for family living.

A family bathroom serves additional bedrooms, featuring high-end fixtures, including an Aquastone stone square bath and spacious shower. There are cast iron column radiators throughout the first floor with the en-suites also benefiting from electric towel rails.











## Externally

The property is accessed via bespoke automated gates leading to a large private driveway with parking for numerous vehicles alongside a double garage with feature slate roof, electric doors, mains electricity and wi-fi. The property boasts an impressive array of outdoor features, including a spacious south-facing outdoor seating area, Finnish barrel sauna, a six-person hot tub with an adjacent wooden barrel plunge pool, and a premium outdoor kitchen. Ten raised beds and a greenhouse feature alongside the property, promising a low-maintenance gardening experience. A water trough water feature adds a decorative touch to the neatly designed landscape. There is additional parking via a separate gated entrance, a small gravel fenced paddock and a larger fenced grass paddock within the grounds.





## Local Information

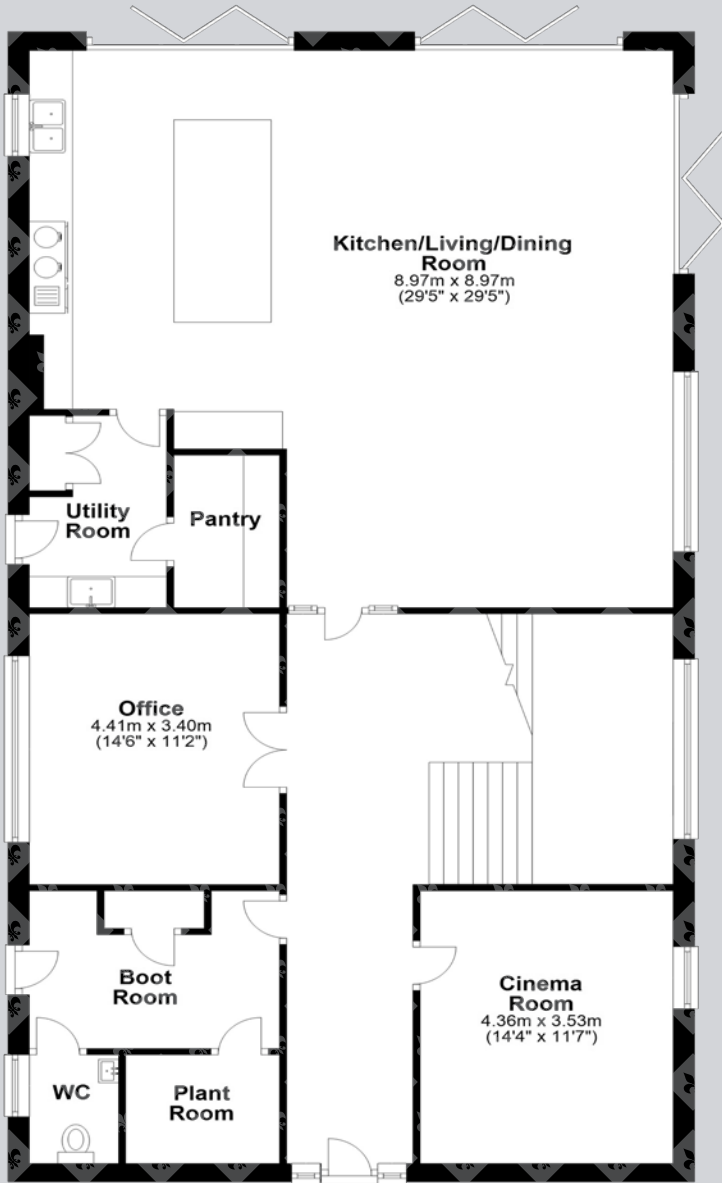
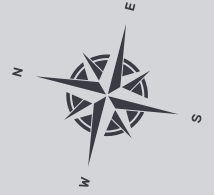
North Barn is located in the picturesque countryside of Northumberland, perfectly positioned for exploring both Northumberland and County Durham. The area is rich in outdoor activities, with the Derwent Reservoir nearby, ideal for walking, cycling, sailing, and fishing. The historic town of Corbridge and the market town of Hexham offer charming shops, cafes, and restaurants.

For education, there are several local first schools, with Slaley First School being the closest, offering before and after-school clubs five days a week. Other options include Riding Mill First School and Corbridge First School. For older children, Corbridge Middle School and Hexham High School offer door-to-door transport via taxi and bus. Mowden Hall Preparatory School, located just outside Corbridge, provides private education from nursery up to age 13, and several private day schools are available in Newcastle.

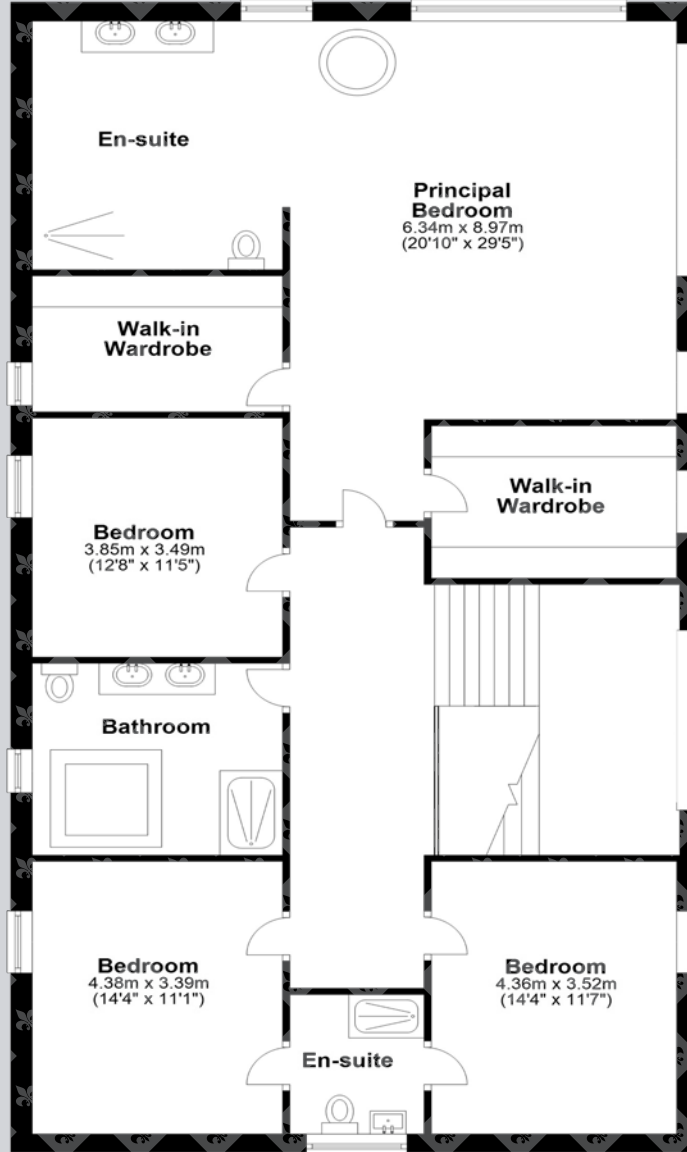
Golf enthusiasts can enjoy the championship courses at Slaley Hall, just four miles away. Major attractions like Hadrian's Wall, Alnwick Castle, and Beamish Museum are easily accessible, offering a glimpse into the region's rich history and culture.

For commuters, the A68 and A69 offer excellent access to Newcastle to the east, Durham to the south, and Carlisle to the west. Railway stations in Stocksfield and Riding Mill provide services to Newcastle and Carlisle, where connecting mainline services are available to major UK cities. Newcastle International Airport is also easily accessible, making travel convenient for both business and leisure.

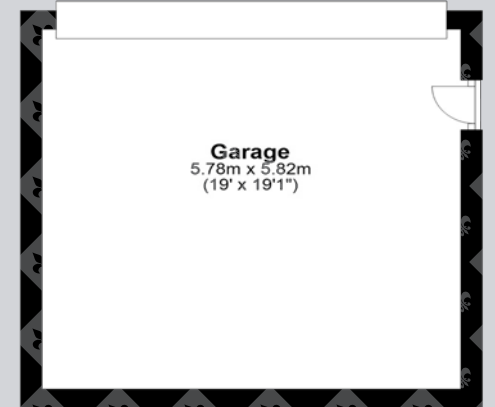
# Floor Plans



Ground Floor



First Floor



Total area: approx. 354.6 sq. metres (3816.6 sq. feet)

Google Maps

what3words



///behave.situation.thighs

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity and water. Solar panels & Air Source Heat Pumps. Sewage Treatment Plant.

**Postcode**

**Council Tax**

**EPC**

**Tenure**

DH8 9LS

Band G

Rating A

Freehold

## Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







---

**Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

**finestproperties.co.uk**

*Specialists in the marketing  
of distinctive property*

---

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.