

Church Lane Barn

Finest
PROPERTIES

finest.co.uk



Church Lane | Allerwash | Hexham | Northumberland







Accommodation in Brief

Ground Floor

Entrance Hall | Utility Room | Cloakroom | Kitchen/Breakfast Room
Sitting Room | Study | Family/Dining Room | Garden Room | Boot Room

First Floor

Principal Bedroom with En-suite | Three Further Bedrooms
Family Bathroom | Large Office



The Property

Set within the picturesque hamlet of Allerwash, just outside Hexham, Church Lane Barn is an exceptional stone-built conversion that once formed part of Allerwash Farm's historic watermill. Dating from the mid-19th century, the property today offers a thoughtfully conceived home, combining period character with contemporary living spaces. Approached along a quiet country lane, the house enjoys far-reaching countryside views and a peaceful, rural setting within easy reach of amenities.

Behind its handsome stone façade, the interiors are neatly proportioned, tastefully decorated, and immaculately presented, with characterful elements such as exposed stonework, oak framing, and natural materials —thoughtfully retained throughout. The entrance hall introduces the house, leading through to the kitchen and breakfast room, fitted with cabinetry finished in Farrow & Ball's Pavilion Grey, quartz worktops, a three-oven electric AGA, and a range of appliances. Additional joiner-made storage lies beneath the stairs. A utility room is positioned discreetly to one side.

From the kitchen, the accommodation flows into a sitting room with a feature fireplace housing a wood-burning stove. The study featuring mahogany bookshelves, lies adjacent to the sitting room. On the western aspect, lies a separate family and dining room, again fitted with a wood-burning stove, leading through to a vaulted oak-framed garden room — a light-filled everyday living space that frames views across the garden. Tiled flooring with underfloor heating extends throughout the family/dining room and garden room, offering a welcoming setting for both relaxed gatherings and more formal entertaining.

The boot room is accessed internally via the garage and externally from the driveway, providing practical storage for country living. Above the boot room, a spacious office offers a versatile workspace for home working or potential conversion into ancillary accommodation.





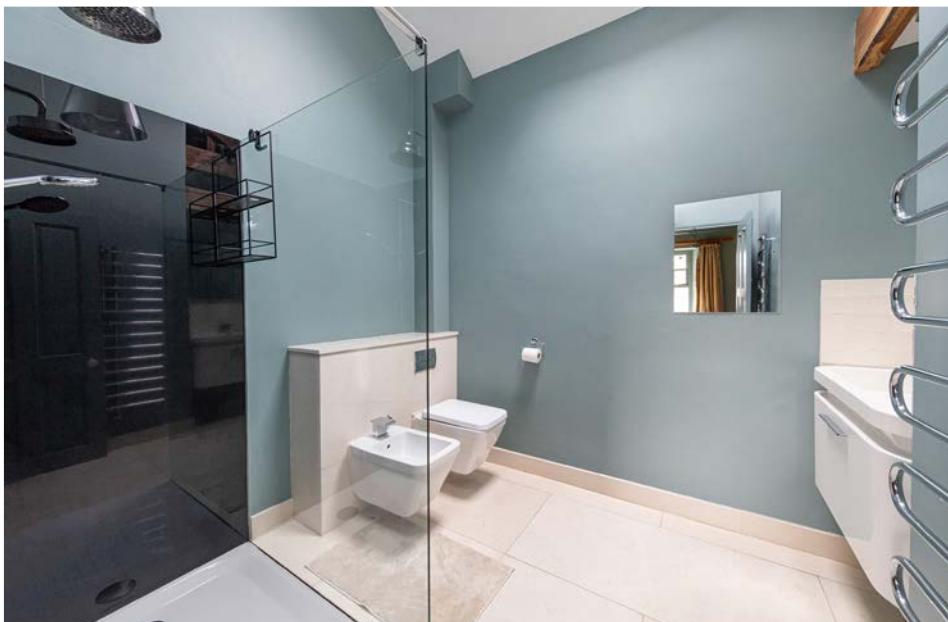
The staircase rises from the kitchen to a generous first-floor landing. The principal bedroom enjoys open countryside views and features a vaulted ceiling with exposed beams. It is served by a contemporary en-suite bathroom fitted with underfloor heating. Three further double bedrooms are equally well proportioned and share access to a stylish family bathroom, also benefiting from underfloor heating.

An alarm system is fitted throughout the property, and heating is provided by an oil-fired central system.











Externally

Outside, a wide paved terrace leads onto lawns framed by mature planting, with far-reaching views across the surrounding countryside offering spectacular sunrises and sunsets. To the front, a large integrated double garage provides excellent storage or workshop potential, and a gravelled driveway allows for ample parking. Beyond the immediate gardens, the wider hamlet of Allerwash offers country walks from the doorstep, a popular village pub nearby, and convenient rail links from Haydon Bridge, just five minutes away.





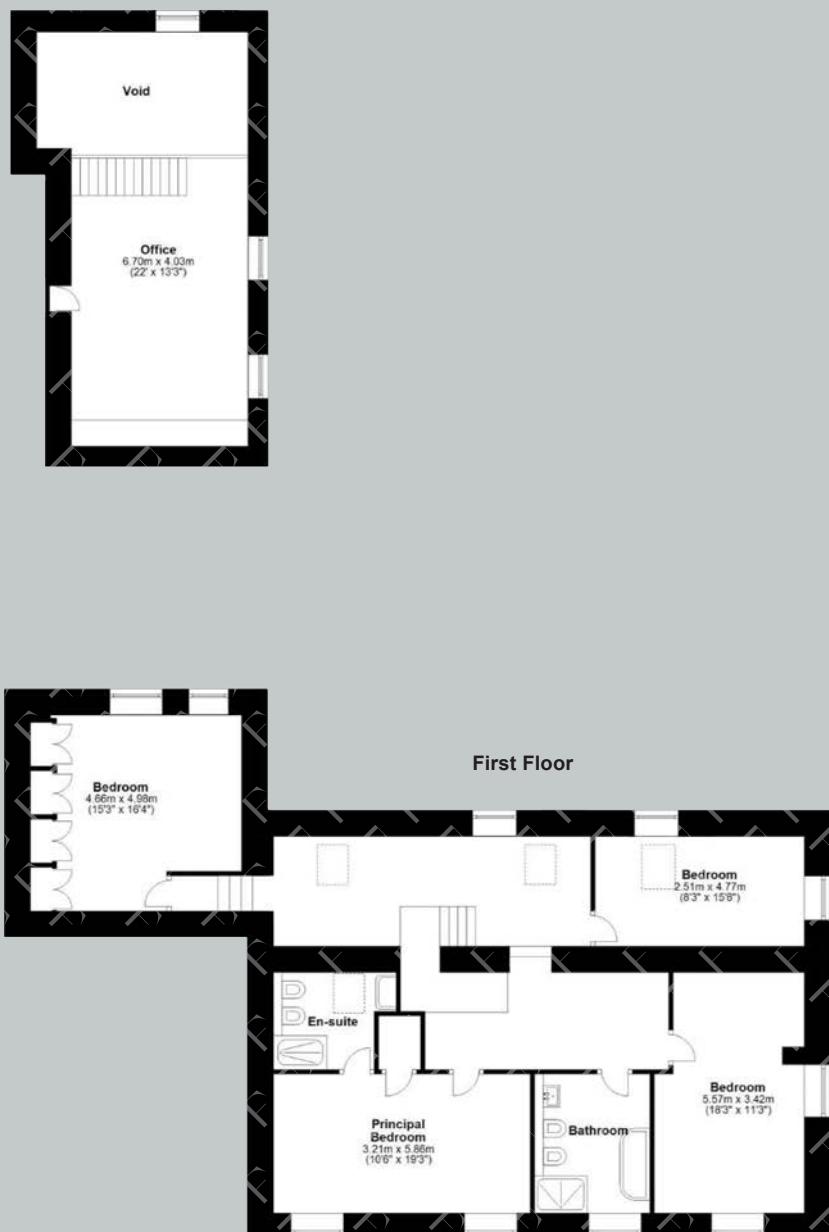
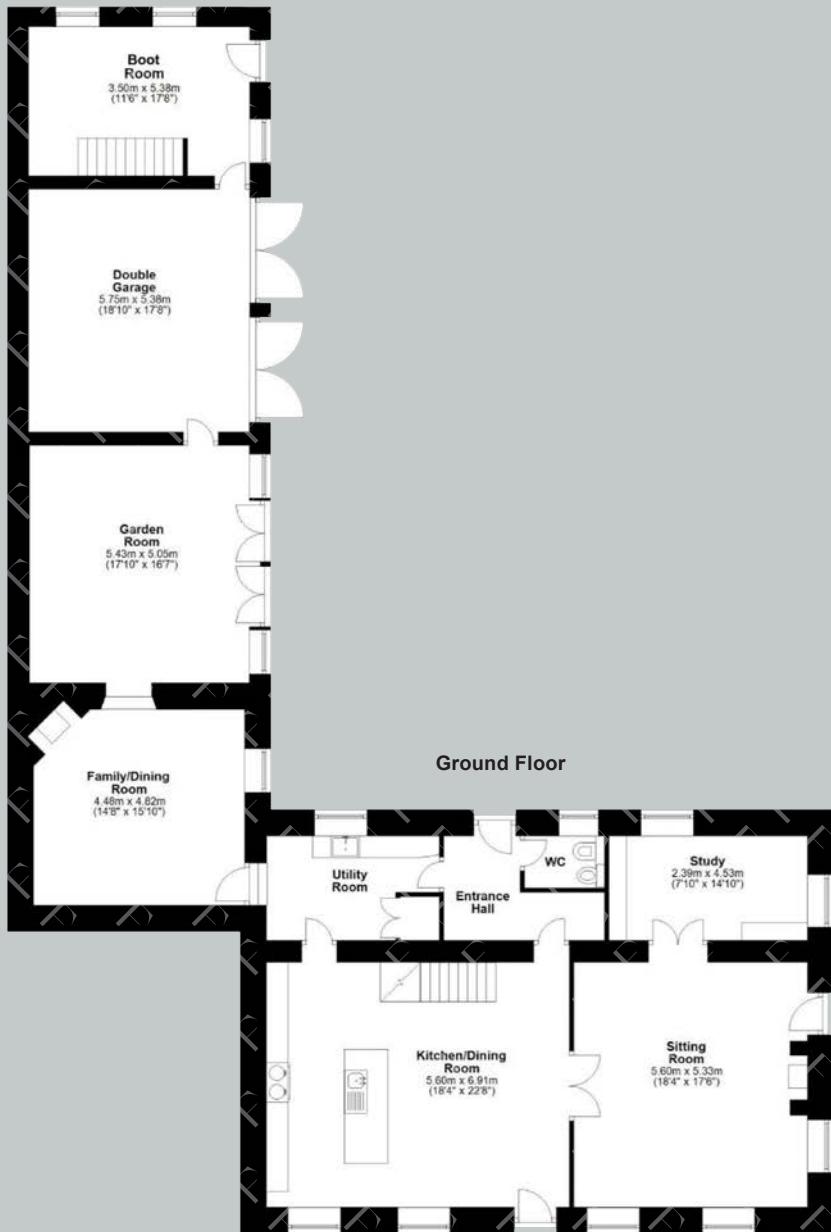
Local Information

Allerwash is a picturesque hamlet located nearby the rural villages of Newbrough and Fourstones. Newbrough village offers a well-regarded public house, The Red Lion, and a local shop can be found in the Fourstones Filling Station. The nearby market town of Hexham offers more comprehensive services with large supermarkets, a further range of shops and professional services together with a leisure centre, cinema, theatre and hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. The charming and historic village of Corbridge offers additional amenities including further artisan shops while nearby Matfen Hall and Close House offer excellent leisure facilities.

Newcastle city centre is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities. For schooling there is Newbrough CE First School within the village. In Hexham there is a wide selection of schools including The Seale First School, which has achieved 'outstanding' Ofsted reports for many years and provides exceptional education from 3-9 years, and the well-regarded Queen Elizabeth High School. In addition Mowden Hall Preparatory School is nearby and provides private education from nursery up to 13 years. There are several private day schools in Newcastle with school transport offered from Hexham.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west and onward access to the A1 and M6. The rail station at Hexham provides regular cross country services to Newcastle and Carlisle, where connecting main line services are available to major UK cities north and south. Newcastle International Airport is also within easy reach.

Floor Plans



Total area: approx. 395.4 sq. metre (4255.7 sq. feet)

Google Maps what3words



//studs.spouse.rudder

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

Church Lane Barn is serviced by mains electricity and water. Drainage to shared septic tank.
Oil fired central heating. FTTP Broadband.

Postcode

Council Tax

EPC

Tenure

NE47 5BJ

Band G

Rating E

Freehold

Viewings Strictly by Appointment

T: 0330 111 2266

E: contact@finest.co.uk



Finest PROPERTIES

15 Market Place | Corbridge | Northumberland | NE45 5AW

0330 111 2266 | contact@finest.co.uk

finest.co.uk

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.