





4



1



3

- Beautifully Presented
- Four Double Bedrooms
- Downstairs WC
- Integral Garage
- Sought After Location
- Barn Conversion
- Large Utility Room
- Walk In Wardrobe
- Multi Car Parking
- Viewing A Must





**** Video Tour on Our YouTube Channel <https://youtu.be/t6WeKQhZ0Ls> ****

Rare to the market this simply stunning four double bedroom barn conversion has a real countryside cottage feel, with all of the modern convenience that a new build property offers. Tucked away in a quaint development within the highly sought after East Farm Mews within the village of Backworth, the property has easy access to the A19 motorway and many other local amenities.

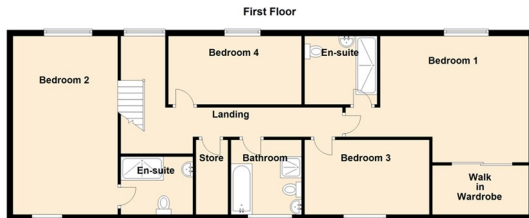
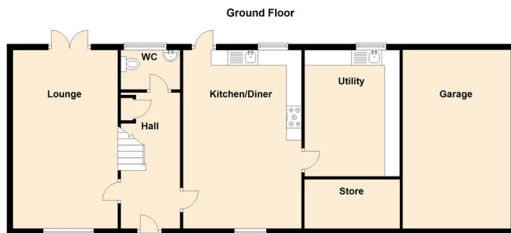
Internally the property has been finished to the highest of standards by the current owners and must be seen to believe the size and finish of the property. Briefly comprising to the ground floor:- entrance hallway, large light and airy lounge with double patio doors and a view over the garden, downstairs WC, beautiful substantial open plan kitchen/diner with moveable centre island and a separate extended utility room. To the first floor there are four double bedrooms; two with en suite. Bedroom one benefits from a walk in wardrobe and a superb recently fitted en-suite. There is also a family bathroom with bath and shower. The property also boasts gas central heating, double glazing and ample storage. Externally there are beautiful gardens to the front, side and rear along with off street parking for multiple cars and a garage.



A viewing is a must on this immaculately presented property and we anticipate an extremely high level on this spectacular family home. To arrange yours please call our sales team on 0191 251 2000

Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid



The difference between house and home

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Lounge 19'3" x 11'4" (5.89 x 3.46)

Kitchen/Diner 19'3" x 12'9" (5.89 x 3.91)


Utility Room 13'8" x 10'3" (4.17 x 3.14)

Bedroom One 13'8" x 19'10" (4.17 x 6.05)

Bedroom Two 19'3" x 11'4" (5.89 x 3.46)

Bedroom Three 8'1" x 13'6" (2.47 x 4.12)

Bedroom Four 7'4" x 14'5" (2.26 x 4.40)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Gosforth 0191 236 2070
 Newcastle 0191 284 4050
 Forest Hall 0191 605 3134
 High Heaton 0191 270 1122
 Low Fell 0191 487 0800
 Tynemouth 0191 257 2000
 Whitley Bay 0191 251 3000
 Property Management Centre 0191 236 2680



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