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## St. Cuthberts Road

### Whickham Marley Hill, NE16 5EB

BARN CONVERSION - EXCLUSIVE DEVELOPMENT - VIEWS OF TANFIELD RAILWAY

Brunton Residential are delighted to offer to the market this unique extended contemporary barn conversion with scenic views over the countryside. Sited within an exclusive development property offers spacious and modern living to a versatile property, with a flexible layout and living options. The property has close links to Whickham, Sunnyside, the A1 and the Metrocentre - but with that countryside feeling. This stunning barn conversion would suit a large range of buyers and comes with a large driveway for multiple vehicles and an integral garage with a large storage area above.

**Offers Over £435,000**

# Sandygate Barn St. Cuthberts Road

## Whickham Marley Hill, NE16 5EB



### EXCLUSIVE DEVELOPMENT - LARGE GARAGE - VIEWS OF TANFIELD RAILWAY

Brunton Residential are delighted to offer to the market this unique fully refurbished original stone-built character property with scenic views over the countryside. Sited within an exclusive development this sympathetic renovation brings spacious and modern living to a historic property, with close links to Whickham, Sunnyside, the A1 and the Metrocentre. The property would suit a range of buyers and offers lifestyle options with the large garage/workshop included.

The property comprises: an entrance door opening up to the main hallway, a luxury shower room with w/c, a bright and spacious living room to the front of the property, and to the end of the hallway is an impressive kitchen which opens up into spacious and bright living/dining space with bifold doors leading to the rear garden & patio.

An oak and glass staircase leads to the first floor with a master bedroom that comes with a fantastic en-suite bathroom. Three additional bedrooms and a fully tiled family bathroom that offers both a separate bath and shower.

Externally there is a triple driveway to the front, with integral garage. The rear garden has been landscaped to provide a mixture of lawned areas and a patio.

This is a fantastic opportunity to purchase a truly unique property, offering a balance of modern living in traditional surroundings.

Call today and one of our experienced team members will help to arrange your viewing.

### ON THE GROUND FLOOR

#### Hallway

#### Shower Room

8'3" x 3'8" (2.51m x 1.12m)

#### Kitchen/Diner

37'8" x 14'9" (11.47m x 4.49m)

#### Lounge

16'4" x 10'11" (4.98m x 3.33m)

### ON THE FIRST FLOOR

#### Landing

#### Bedroom

16'2" x 10'11" (4.94m x 3.33m)

#### Bathroom

8'0" x 9'4" (2.44m x 2.85m)

#### Bedroom

8'1" x 12'0" (2.47m x 3.66m)

#### Bedroom

7'9" x 7'1" (2.37m x 2.16m)

#### Bedroom

15'3" x 13'11" (4.66m x 4.23m)

#### En-suite

5'11" x 13'11" (1.80m x 4.23m)

### Disclaimer

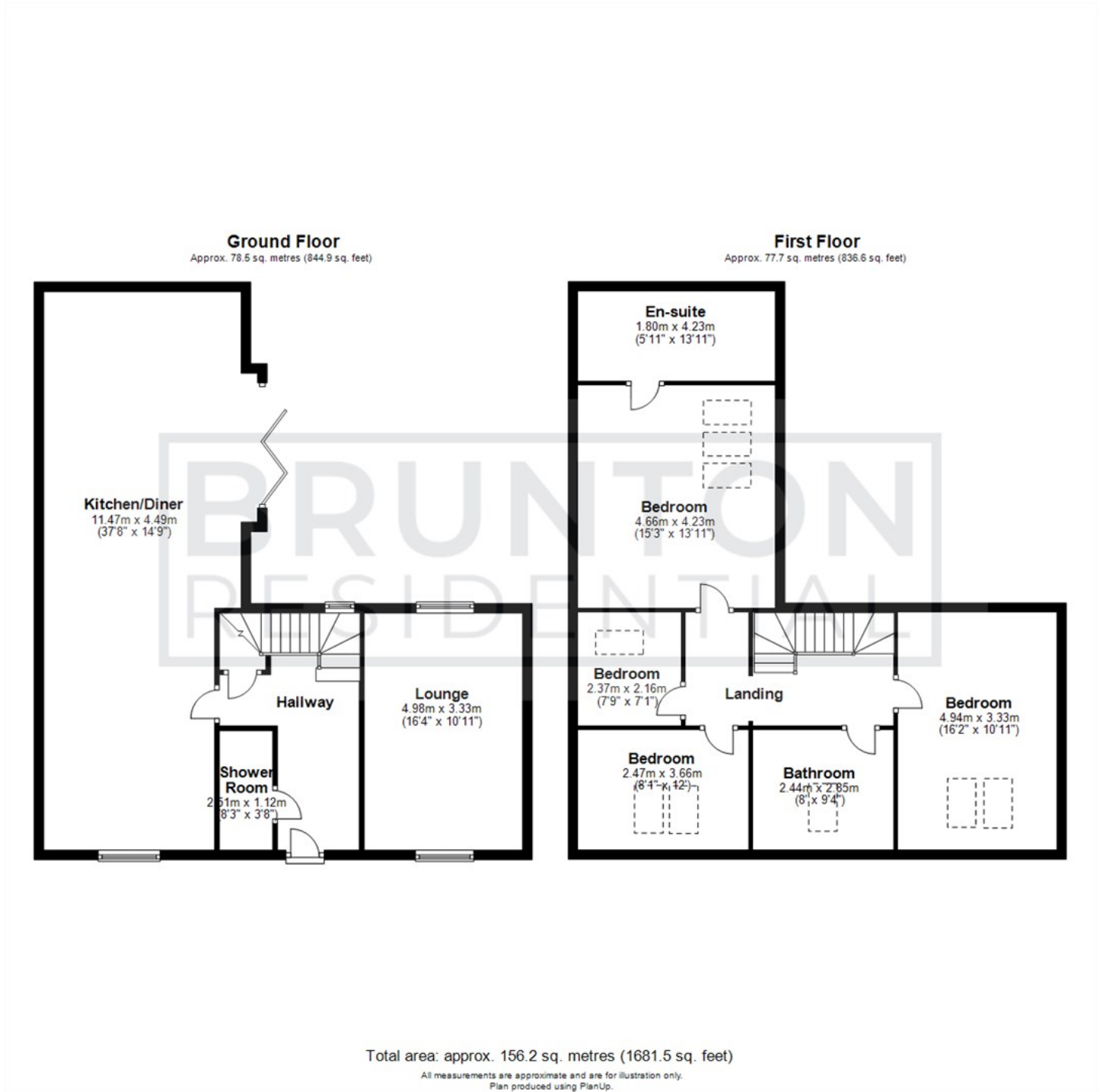


- \*\*360 VIRTUAL TOUR\*\*
- 4/5 BEDROOMS
- OPEN PLAN KITCHEN / LIVING
- BARN CONVERSION
- VIEWS OF TANFIELD RAILWAY
- INTEGRAL GARAGE
- EXCLUSIVE DEVELOPMENT
- STONE BUILDING
- LARGE DRIVEWAY





## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		85	93	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	