

BRUNTON

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WHALTON, MORPETH, NE61

Asking Price £895,000

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A Beautiful Stone Built Grade II Listed Barn Conversion, Set in a 0.50 Acre Plot within a Wonderful Northumbrian Setting. Offering Expansive Living Space, Stunning Open Aspect Views towards the Simonside and Cheviot hills, Multiple Reception Rooms, and a Detached Stone-Built Garage.

Longview Barn features a thoughtfully designed layout with a spacious kitchen/family room, triple-aspect lounge, additional reception rooms, four great double bedrooms (including two with en suites), and well-maintained gardens to the front, side, and rear.

Situated within close proximity of the popular villages of Whalton and Meldon, and converted by a well-regarded regional developer, this excellent period property offers an exceptional rural lifestyle with excellent connectivity and enduring architectural appeal.

The property is positioned just 8 miles from the desirable and historic market town of Morpeth and 9 miles from Ponteland both with a range of shops, cafes, restaurants and amenities. Also nearby is the delightful Bolam Lake, and the award winning Beresford Arms and Dyke Nook Public Houses.

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Boasting close to 3,200 Sq ft of internal living space, the accommodation comprises: Charming central entrance hall accessed via the south-facing garden, with a return staircase rising to the first floor, an under-stairs cloak cupboard, and a ground-floor guest WC.

From here, the generously proportioned triple-aspect lounge features a wood-burning stove and leads via double doors to a second reception room, currently used as a dining room but equally suitable as a family or games room. This space offers access to the side garden and an adjacent home office/study, presently used as a home gym, which includes a useful store cupboard all with engineered oak flooring.

To the rear of the ground floor, you'll find a stunning open-plan kitchen, dining and family room. This stylish and functional space showcases hardwood cabinetry, granite work surfaces, a central island with breakfast bar, integrated appliances and a range cooker, with French limestone flooring, doors from the dining area open out to both the front and rear gardens, providing a seamless connection to the outdoor space.

A separate utility and boot room is accessed off the kitchen also with French limestone flooring, offering further storage, a plant cupboard, and doors to both the front and back of the property.

Upstairs, the first-floor landing gives access to four well-proportioned double bedrooms. The standout master suite has been thoughtfully designed to create an impressive main bedroom with vaulted ceilings, exposed roof trusses, bespoke fitted wardrobes, dual-aspect views across open countryside, and a stylish en suite shower room. The second bedroom benefits from an en suite bathroom and enjoys a triple aspect. A fully tiled family bathroom serves the remaining bedrooms.

Externally, Longview Barn is set within approximately 0.5 acres of beautifully maintained grounds and gardens. These include expansive lawned areas, paved patios, a large purpose built shed and a two meter stone wall, providing definition and privacy from the neighbouring residence. The private south-facing frontage enjoys all-day sun, whilst the rear garden takes full advantage of open views towards Simonside and the Cheviots. A large gravelled driveway leads to a detached stone-built garage and provides ample parking for multiple vehicles.

The property is serviced by oil-fired heating and a septic treatment plant, and lies within easy reach of the attractive villages of Whalton & Meldon.

Well presented throughout, this excellent barn conversion simply demands an inspection and early viewings are strongly advised.



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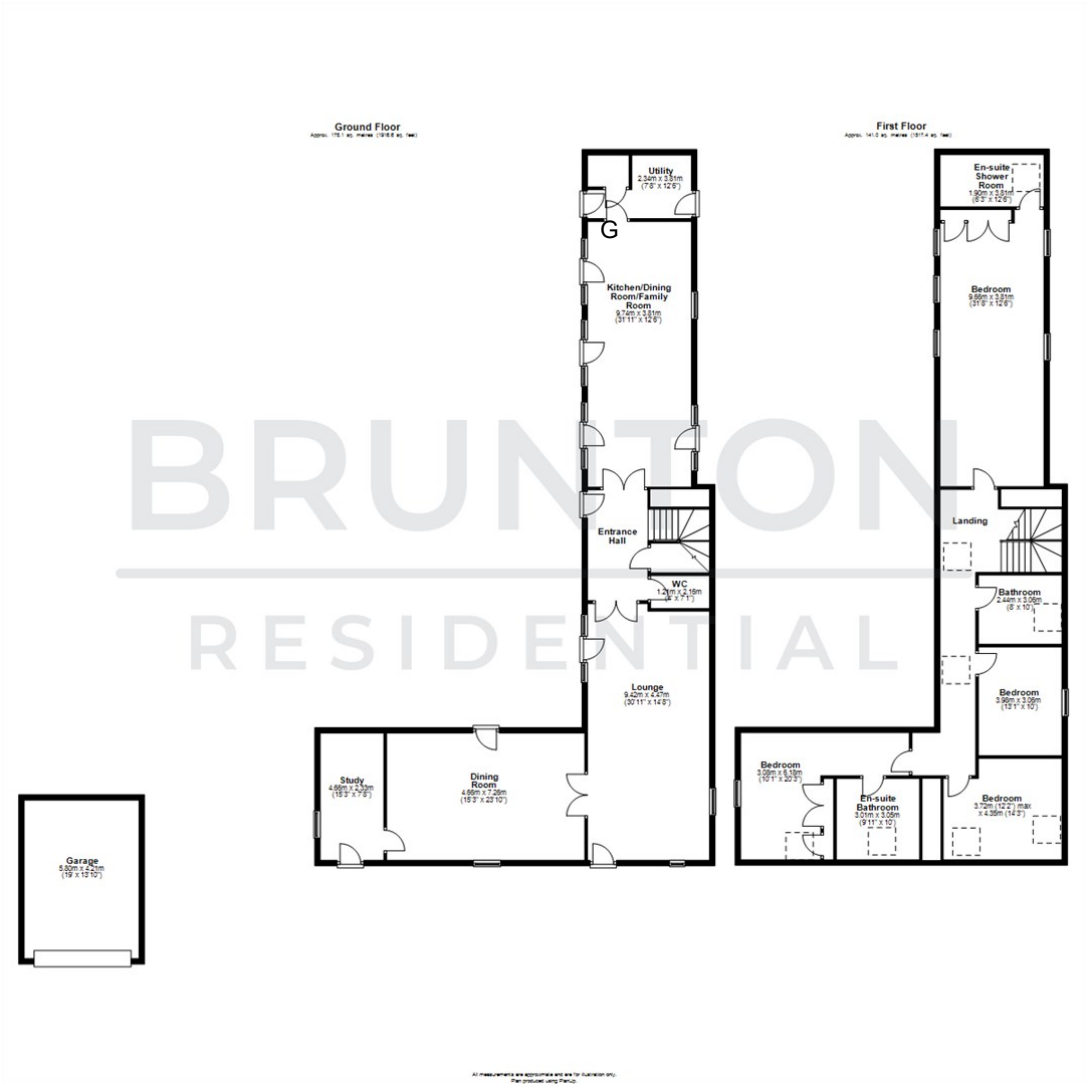
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC