



THE GRANARY, FRANKHAM FARM, FOURSTONES, HEXHAM,
NORTHUMBERLAND, NE47 5DL



THE GRANARY, FRANKHAM FARM, FOURSTONES

Four-bedroom barn conversion, situated on the outskirts of the charming village of Fourstones. Pleasantly situated in an elevated position, enjoying views over the surrounding countryside.

- Barn conversion
- Four bedrooms
- Immaculately presented
- Spacious and versatile accommodation
- Stunning countryside views
- Charming village location
- No onward chain
- EPC rating C

GET IN TOUCH

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Description

Nestled in a picturesque setting, this charming four-bedroom barn conversion offers a perfect blend of modern comforts and traditional elegance.

The porch opens into the reception hall with cloakroom/ WC and stairs leading up to the first floor. The well-appointed kitchen is fitted with a range of traditional shaker style wall and base units with freestanding Rangemaster cooker and integrated dishwasher. Off the kitchen is a useful utility room which houses the boiler along with plumbing for a washing machine and space for a tumble dryer.

There are two reception rooms including a study with bespoke fitted storage and a dual aspect sitting room with wood burning stove, also benefitting from bespoke units either side of the fireplace. French doors lead out to the garden.

On the first floor there are four generous bedrooms, the master bedroom boasting fitted wardrobes and an en-suite shower room. The bathroom includes a panelled bath with shower over, WC and wash hand basin.

The property is approached via a shared driveway leading to a gated private driveway with gravelled parking area and garden. The garden is mainly laid to lawn with a patio surrounding the porch. At the rear of the garden is a raised patio area with a summerhouse, enjoying picturesque far-reaching views of the surrounding countryside.

The Granary is set within a development of former farm buildings, with a charming communal block paved courtyard.



Location

The desirable village of Fourstones is situated approximately 5 miles west of the popular market town of Hexham. Hexham is a vibrant market town clustered around the Abbey, with independent shops, supermarkets, leisure facilities, parks and lovely county walks. 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 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.

Services

Mains electricity and water are connected. Oil fired central heating to radiators also supplying the domestic hot water. Underfloor heating to the ground floor. Drainage via a septic tank.

Charges

Northumberland County Council tax band E.

Wayleaves, easements and rights of way

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







Referrals

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

Viewings

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham office.

Free market appraisal

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



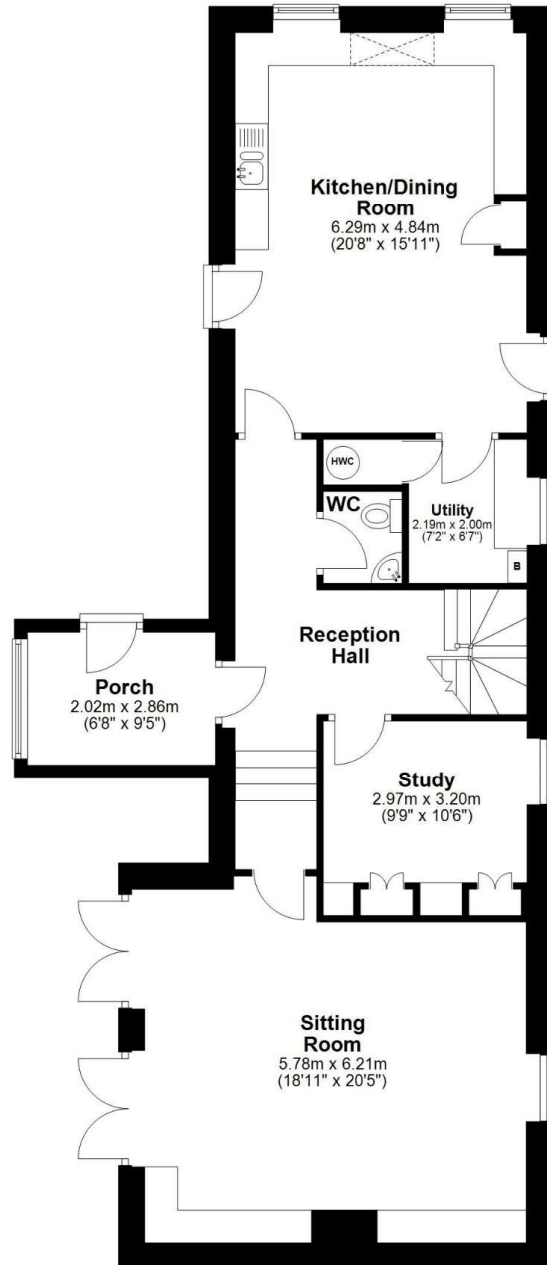






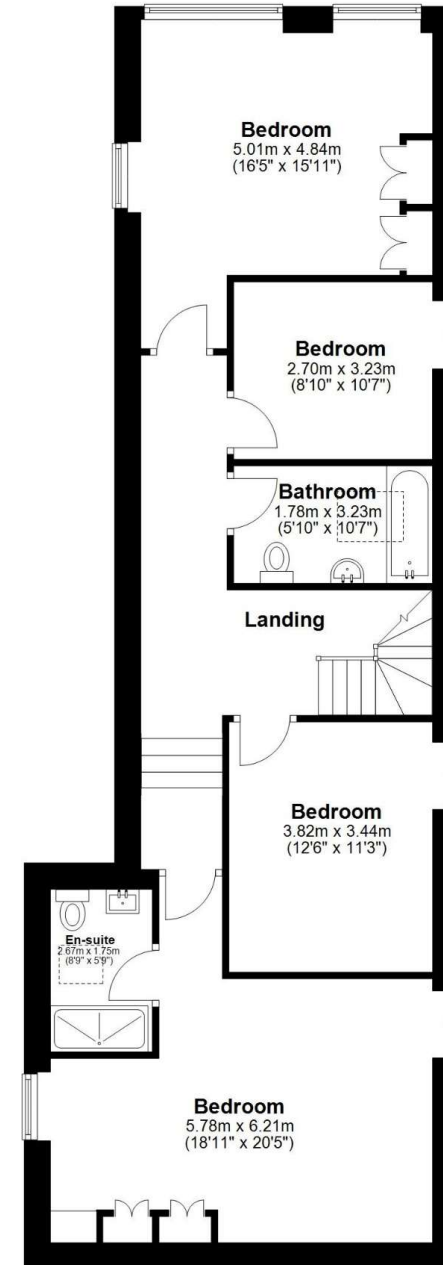
Ground Floor

Approx. 104.7 sq. metres (1126.9 sq. feet)



First Floor

Approx. 99.5 sq. metres (1071.5 sq. feet)



Total area: approx. 204.2 sq. metres (2198.3 sq. feet)

The Granary, Frankham Fell

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