



COATES BARN, CARRSHIELD
NE47 8AW



COATES BARN

Carrshield, NE47 8AW

A rare and exciting opportunity to acquire a traditional stone barn on the outskirts of the charming village of Carrshield, with the benefit of full planning permission for conversion into a single residential dwelling.

- Full Planning Permission: Northumberland County Council – Application No. 2501818/FULL
- Detailed Planning Documentation: Location Plan Ref: 13049/08
- Idyllic Rural Location with Stunning Views
- A Rare and Sought-After Opportunity
- Inspection Highly Recommended

GUIDE PRICE £120,000

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





Description

Whether you are seeking to create a unique countryside home or a bespoke retreat, this property presents a truly exceptional chance to bring your vision to life in one of Northumberland's most picturesque settings.

A rare opportunity to acquire a pair of traditional stone barns on the outskirts of the peaceful hamlet of Carrshield, Northumberland, with full planning permission granted for conversion into a distinctive two-bedroom dwelling. The approved scheme proposes a thoughtfully designed home set over two floors, retaining the charm and character of the existing barns while introducing modern living spaces.

The main barn will form the heart of the dwelling, with accommodation arranged across two levels to maximise both light and space. A single-storey extension will project from the south-west facing principal elevation, creating a seamless link to the adjoining barn and enhancing the overall footprint. This carefully considered addition connects the south-east side elevation of the smaller barn with the north-west side elevation of the main barn, resulting in a harmonious layout that blends old and new.

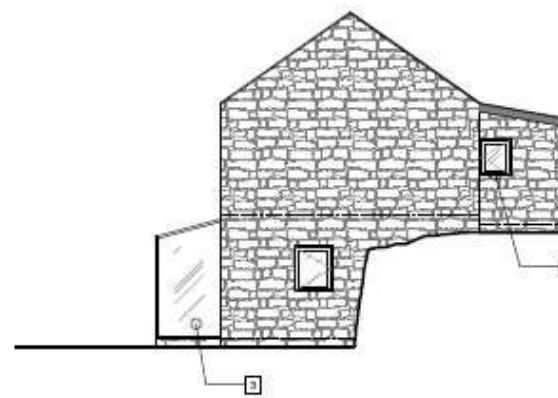
This project represents a superb chance to create a bespoke home that combines heritage charm with modern comfort in an idyllic rural location.

Location

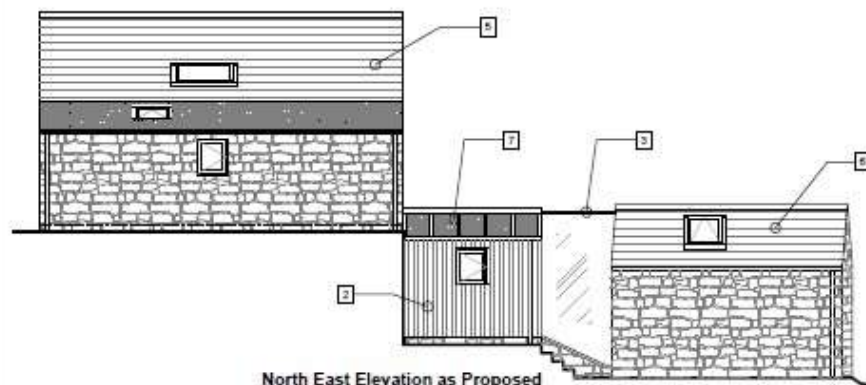
Carrshield is a small and picturesque village nestled in the heart of the West Allen Valley, around 17 miles from the historic market town of Hexham. Surrounded by the dramatic landscapes of the North Pennines Area of Outstanding Natural Beauty, the village offers peace and seclusion while still being within easy reach of local amenities. The nearby villages of Allendale and Nenthead provide everyday facilities, including shops, pubs and primary schools, while Hexham offers a wider range of services, leisure opportunities, and a mainline railway station with connections to Newcastle and Carlisle. The area is well known for its stunning walking and cycling routes, abundant wildlife, and strong sense of rural community, making Carrshield an ideal location for those seeking to enjoy the best of Northumberland's countryside living.



South West Elevation as Proposed



South East Elevation as Proposed



North East Elevation as Proposed
(view 1 of 2)



North East Elevation as Proposed
(view 2 of 2)



The contractor is to check and verify all dimensions, levels and cover most of the construction points before commencing work. The drawing is to be read with and checked against the structural and services drawings provided for the project. The contractor is to comply in all respects with current building regulations whether specifically stated in the drawings or not. The drawing and the building shall be deemed to be the copyright of Ian Watson Surveying Services and may not be reproduced except by permission.

Materials

1. Random rubble stonework to match existing.
2. Vertical timber cladding.
3. Structural double glazed link structure.
4. Aluminum powder coated double glazed windows.
5. Aluminum powder coated double glazed doors.
6. Slate roof covering.
7. Dark Grey EDPM / Single ply roof covering.
8. Velux rooflights with recessed flashing kit.

Rev	Issue	Revised	By	Checked
1	08/03/24	Revisions and drawings amended	IRW	IRW
2	08/03/24	Revisions and drawings amended	IRW	IRW
3	08/03/24	Revisions and drawings amended	IRW	IRW
4	08/03/24	Revisions and drawings amended	IRW	IRW

Ian Watson Surveying Services

7 Longridge Avenue
Newcastle upon Tyne
NE17 7LB

T: 07533 444 581

E: ian@iwsurveyingservices.co.uk

Client

Mr T Johnson

Project

Coxes Buildings (part of Greenly Clough Farm)
for Hartley Clough,
Carnfield
NE47 8AW

Proposed Conversion of Redundant Bams

Drawing Title

Elevations as Proposed

PLANNING

Scale @ 1:100	Drawn by	Check by
1:100	IRW	12052/04
Date	Revised	
May 2024	0	



Services

No services connected.

Viewings

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

Free Market Appraisal

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

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.

www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.