



Redburn Bardon Mill

- Detached Barn Conversion
- Two Bedrooms
- Gated Driveway Parking
- Gardens
- Village Location
- Transport Links

Offers in the region of **£ 340,000**

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Redburn, Bardon Mill

PROPERTY DESCRIPTION

Willow Barn is delightful two bedroom barn conversion in the heart of Redburn enjoying original character features, gardens, gated driveway and countryside views. The property, throughout, boasts exposed stone walls, original door hooks, exposed beams and original barn shaped windows.

The property is entered via the front door from the driveway into an entrance porch with cloaks hanging, boots and door to utility cupboard. Following the passage around the corner, you are greeted with a further central hallway offering access to the kitchen, lounge and double storage cupboard. The kitchen is fitted with a good range of wall and base units as well as window and door to side elevation overlooking the gardens and countryside views beyond.

The lounge is a large room with ample space for dining furniture boasting original exposed stone walls and open staircase as well as original arched windows and patio door to front elevation. The rear of the room gives double door access to the snug which has open views to the rear elevation.

The staircase to the first floor brings you to the landing which shouts character especially once you have noticed the original 'arrow' slit windows which have been encased with bespoke frames and sills. The landing offers doorways to both bedrooms and bathroom.

The upstairs of the property has been attractively created with vaulted ceilings into the roof void with exposed beams and windows within the original barn openings. The larger of the two bedrooms offers an L shaped space, perfect for creating a dressing area or office with window to side elevation. The second bedroom offers a very attractive Juliet balcony.

Externally, Willow Barn offers gated driveway parking for multiple cars as well as landscaped gardens to the side. At the rear of the property is a further gated yard with garden shed. Views are enjoyed from the property across the Tyne Valley to the rolling hills in the North.

Redburn and Bardon Mill offers fantastic transport links East and West via road, bus and trains along the Tyne Valley line between Newcastle and Carlisle. The village has a pub and village store, tea rooms and well regarded first school. Other groceries are sought in nearby Hexham which offers everything from supermarkets to leisure centre to hospital.

INTERNAL DIMENSIONS

Kitchen: 11'2 x 7'8 (3.4m x 2.35m)

Lounge/Diner: 22'7 x 14'8 (6.9m x 4.47m)

Sun Room: 13'7 x 8'3 (4.15m x 2.52m)

Bedroom 1: L-Shaped 15'2 x 11'5 (4.62m x 3.5m)

Bedroom 2: 11'11 (3.64 x 3.53m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Cable

Mobile Signal / Coverage Blackspot: No

Parking: Driveway Parking for Several Cars

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: D

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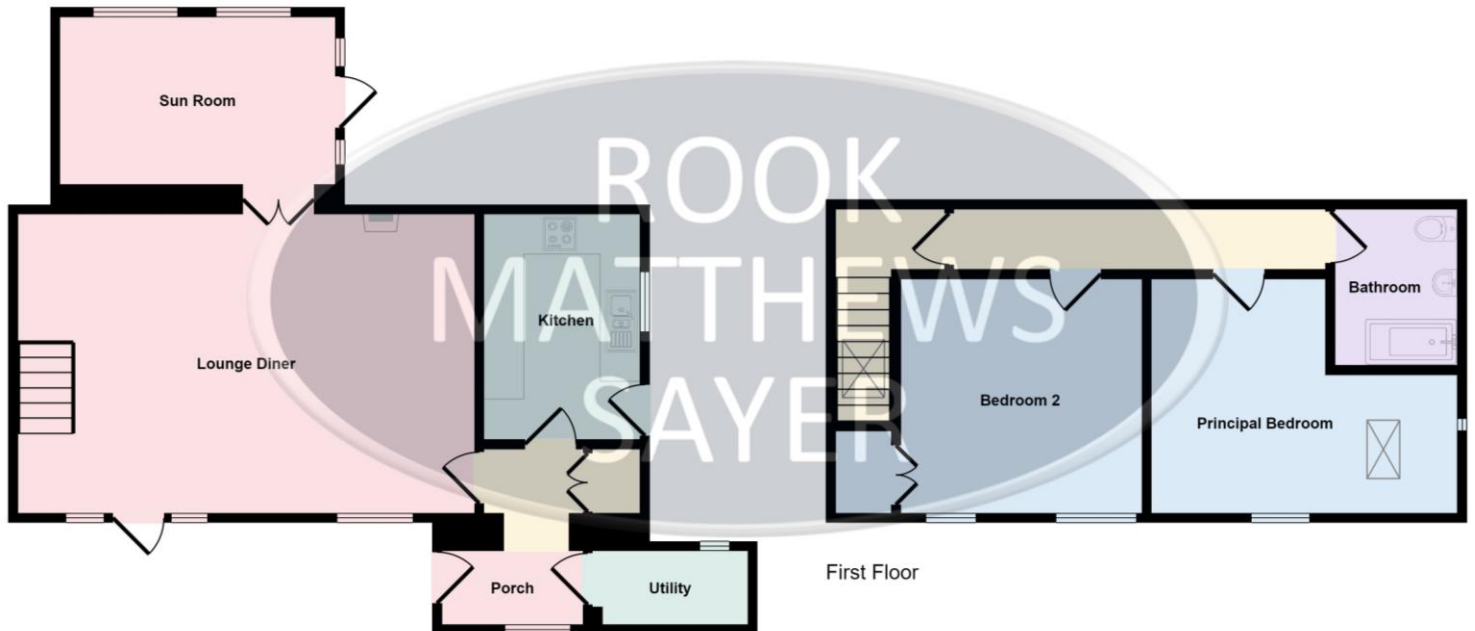
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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Redburn, Bardon Mill



Ground Floor

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