



- 3 bedroom Barn Conversion
- En-suite Shower room
- Detached Garage

- Open Plan Living/Dining/Kitchen
- Family Bathroom
- Gardens

- Garden Room
- Study Area
- Views over Countryside



A fabulous stone built 3 bedroomed property, converted in 2014 from a former farm steading, extended by the current owners to provide exceptional accommodation in a unique setting. With LPG underfloor heating, the Reception Hall with cloaks cupboard leads to the magnificent 24ft. Living/Dining/Kitchen, with beamed and vaulted ceiling and feature tiled wall with log burner and glazed windows and door overlooking the rear garden. The Kitchen area fitted with a range of units with inset sink to solid wood work surfaces, electric range oven with ceramic hob and extractor over, integrated dishwasher, fridge and freezer. The Garden room features bi-folding doors, log burner and tiled floor. Stairs lead from the living area to the mezzanine study area and through to Bedroom 3 with a range of fitted bedroom furniture and En-suite Shower room with shower, wc ,bidet and wash basin. The Utility room has matching units, plumbing for a washer, LPG boiler and door to rear garden. Bedroom 1 has windows to front and rear and fitted wardrobes, Bedroom 2 has window to rear. The family Bathroom has a bath with tiles surround, wall hung wc, wall mounted wash basin and shower enclosure. The detached Double Garage is stone built, with electric door and roof storage.

Externally, an electric gate opens to the block paved driveway and parking area. The landscaped Front Garden has lawn and patio area. The South facing Rear Garden is lawned with stone patios and decorative fencing with garden gate.

West Thorn Farm is in a delightful rural location just off the A696, around 4 miles north of Ponteland.  
Council Tax Band C

#### Entrance Hall

Open Plan Living/Dining/Kitchen 24'8" x 15'2" (7.538 x 4.635)

Garden Room 18'7" x 10'3" (5.680 x 3.139)

Utility Room 6'11" x 6'9" (2.124 x 2.062)

Bedroom 1 15'2" x 9'6" (4.630 x 2.912)

Bedroom 2 11'5" x 7'7" (3.498 x 2.335)

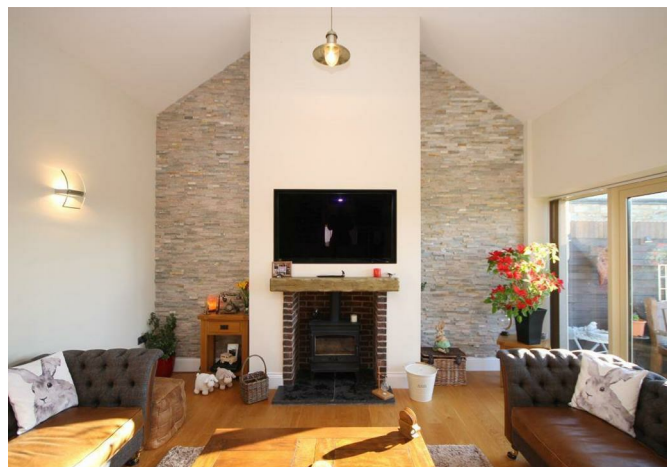
Family Bathroom WC 10'10" x 5'10" (3.312 x 1.780)

Mezzanine Dining Area or Study 13'3" x 11'6" max (4.042 x 3.526 max)

Bedroom 3 11'6" x 11'6" (3.526 x 3.526)

En-suite Shower area WC 9'2" x 5'10" (2.796 x 1.797)

Detached Garage 17'9" x 17'9" (5.422 x 5.427)



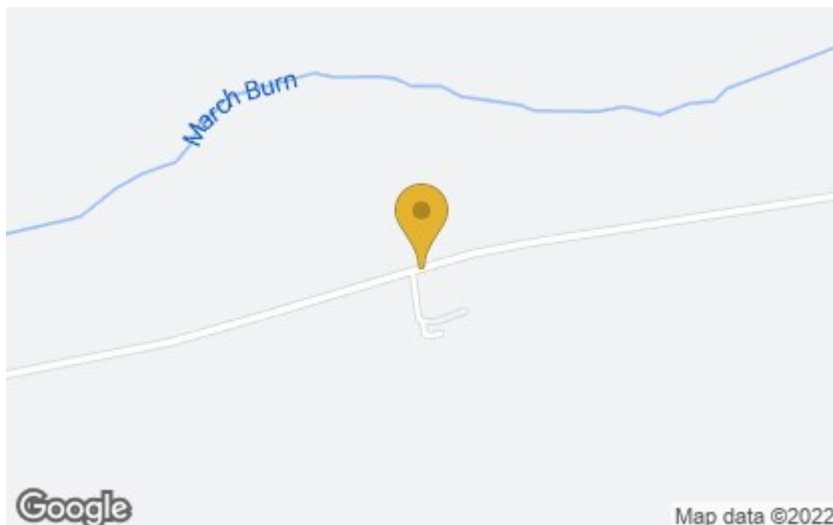
Energy Performance: Current D Potential D

Council Tax Band: C

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.