

- 2 Bed Stone/Rustic Brick Conversion
- Lounge with Open Fireplace
- Oil CH & SUDG
- Accessible Semi Rural Location

- Considerable Character & Charm
- Spacious Breakfasting Kitchen
- Enclosed Garden

- Beamed & Vaulted Ceilings
- Bathroom/WC with Shower
- 2 Car Parking Spaces

An unusual opportunity to purchase a lovely 2 bedroomed property, being part of a conversion of a former farm steading. Constructed in stone and rustic brick and offering considerable character and charm, the property has oil fired central heating and sealed unit double glazing with features including panelled doors and magnificent beamed and vaulted ceilings. The Reception Hall gives access to most rooms with the Lounge featuring a rustic brick fireplace, beamed and vaulted ceiling and exposed polished wood floor. The Breakfasting Kitchen is fitted with a good range of wall, base and display units with integral breakfast table with concealed lighting and split level oven with 4 ring electric hob and extractor over, integral dishwasher with matching door, feature exposed stone wall, vaulted ceiling, terracotta tiled floor and door to the front. Bedroom 1 has a beamed and vaulted ceiling and overlooks the front, whilst Bedroom 2 has a built in wardrobe, access to the loft and is to the rear. The Bathroom/WC has a suite in white with low level wc, pedestal wash basin and inset bath with mains shower over.

Externally, there is a very pleasant garden, with lawn, patio, storage shed and low stone wall surround. There is parking for 2 cars.

Butterlaw Farm is pleasantly situated in a delightful rural location, yet well placed for Westerhope, Newcastle, Ponteland and the Airport.

#### Reception Hall

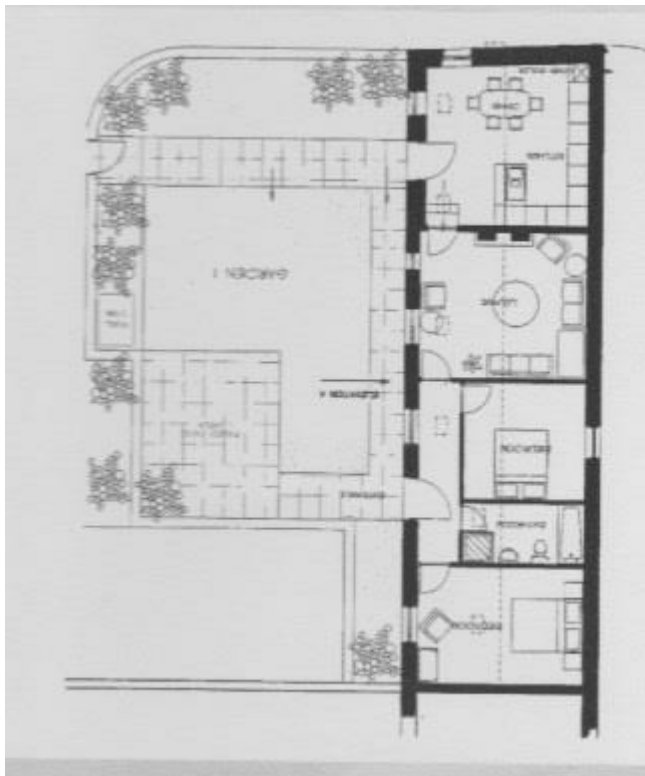
**Lounge 15'3 x 15' (4.65m x 4.57m)**

**Breakfasting Kitchen 14'6 x 14'3 (4.42m x 4.34m)**

**Bedroom 1 15' x 11'4 (4.57m x 3.45m)**

**Bedroom 2 11'2 x 8'9 (+dr recess) (3.40m x 2.67m (+dr recess))**

**Bathroom/WC 10'2 x 5'8 (3.10m x 1.73m)**



Energy Performance: Current D Potential C

Council Tax Band: B

Newcastle City Council: 0191 278 7878

Ponteland: 4.42 Miles

Westerhope: 1.5 Miles

Newcastle Central Railway Station: 6.54 Miles

Newcastle International Airport: 3.27 Miles

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.