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HUMBLETON

Bewick Folly, Old Bewick





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Stylish Stone Built Barn Conversion Offering an Exceptional Countryside Position with Outstanding Open Aspect Views Towards The Cheviot Hills, Boasting an Impressive 42ft Open Plan Kitchen/Dining & Living Space with Three Double Bedrooms, Bathroom & En-Suite, Extensive Lawned Gardens, Entertaining Terrace plus Enclosed Courtyard with Car Port, Double Garage/Workshop and Store.

This superb, period barn conversion is perfectly located within the charming hamlet of Berwick Folly, Northumberland. Berwick Folly, which is placed between the beautiful Northumbrian villages of Eglingham and Chatton, provides a unique opportunity to secure a well presented and stylish single storey home which offers an extensive plot which extends to just under 1 Acre.

The property also provides a further annex space/fourth bedroom which is accessed externally from the main house and is perfect for those with visiting guests or for those looking for a home studio or office.

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The property is accessed via newly installed, timber entrance gates that open to an enclosed central courtyard which provides secure parking for several vehicles. A new oak portico gives access to the main entrance which leads into the entrance hall which in turn gives access into the impressive, open plan kitchen/dining and living space which measures 42ft in length.





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THE HEART OF THE HOME

This excellent open plan space enjoys vaulted ceilings with original exposed roof trusses and two sets of French doors which open to give access to the rear terrace and gardens. The kitchen area provides a wonderful bespoke fitted kitchen with range cooker, granite work-surfaces, integrated appliances and a large central island with breakfast bar and a large floor to ceiling window overlooking the central courtyard. The living and dining area offers a cozy sitting space with a modern wood-burning stove and door leading out to the side and rear gardens.





THE FINE ATTENTION TO DETAIL

The hallway then leads through and into three double bedrooms, again all with vaulted ceilings and exposed roof trusses. The principal suite is positioned to the very end of the hall and away from the living area offering a quiet sanctuary with access to an en-suite shower room with three piece suite. Bedroom two is also a good sized double bedroom once again with vaulted ceiling and exposed beams. Bedroom three is a smaller double once again with original beams. The family bathroom is presented to a high standard and is fully tiled with three piece suite including a free standing bathtub.

Additionally, the property also provides an additional one bedroom annex, which is accessed externally from the main house, but is attached and is extremely versatile and could offer a superb work from home space or studio. This excellent room also offers an en-suite WC with wash basin and could easily house a shower if was required.





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THE PERFECT OUTDOOR SPACE

Externally, the property sits on an extensive garden plot which extends to approximately 0.8 acres with a large lawned paddock which is walled with timber entrance gates and a paved entertaining terrace with Swedish BBQ hut. This great outdoor space is perfect for dining al-fresco or for entertaining in the summer months. The central courtyard provides a large gravelled area for off street parking with access to a large car port and additional store room with storage shed.



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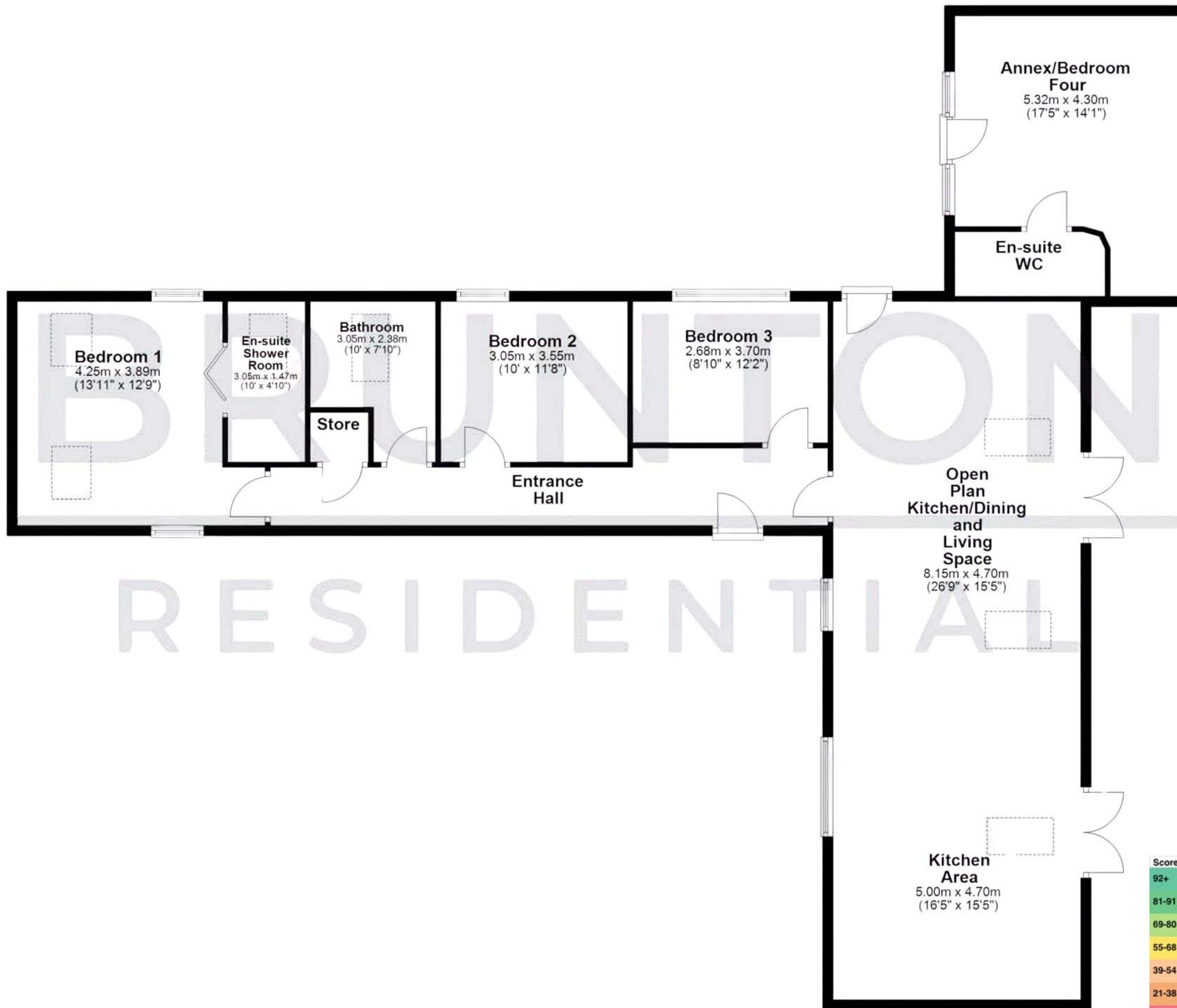


The property also benefits from a private garage, which is located within a separate garage block adjacent, which is shared between the other residents. The garage is accessed via large double doors and provides light, power and water offering an excellent workshop space.

Immaculately presented both inside and out, this fantastic stone built barn conversion simply demands an early inspection and viewings are deemed essential.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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