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# HIGH BAULK STEADING, GREAT WHITTINGTON, NEWCASTLE UPON TYNE, NE19

Offers Over £695,000


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Immaculately presented three-bedroom stone-built barn conversion at The Grain Barn, High Baulk, Great Whittington, offering generous accommodation, contemporary finishes and impressive character features throughout.

The home centres around a superb open-plan kitchen, dining and living space with a renovated kitchen, large central island, extensive storage, oak flooring and vaulted ceilings with exposed timber roof trusses. Three well-proportioned double bedrooms are arranged over two floors, with all three benefiting from contemporary en-suite facilities. The larger bedroom has an impressive en-suite with both a bath and separate shower. Further features include a useful utility room, separate WC, French doors opening onto the garden, generous south facing gardens with a paved seating terrace, far-reaching countryside views and off-road parking.

Set within the distinctive High Baulk Steading development, the property enjoys an attractive rural setting overlooking open fields and rolling countryside. Combining traditional stone-built character with carefully considered contemporary finishes, The Grain Barn provides a distinctive and spacious home for those seeking character, generous living accommodation and a countryside setting.

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The internal accommodation comprises an entrance hall with attractive stone tiled flooring, oak doors and stairs leading to the first floor. The hall provides access to a convenient WC, a useful utility room with fitted cabinetry and plumbing for appliances, and a ground-floor double bedroom with its own en-suite bath and shower room. The en-suite is finished with contemporary tiling and features a glass shower enclosure with rainfall shower, wall-mounted wash basin and heated towel rail.

The impressive open-plan kitchen, dining and living room extends across the rear of the property, creating a superb space for both everyday living and entertaining. The recently renovated kitchen is fitted with deep blue cabinetry, contrasting white quartz work surfaces, a large central island with breakfast seating and extensive storage. A range-style cooker sits beneath the extractor, complemented by a Belfast sink, contemporary fittings and integrated lighting. Oak flooring runs throughout the room, while exposed timber roof trusses and vaulted ceilings add character, space and volume.

The dining and sitting areas flow naturally from the kitchen, providing ample space for a large dining table and comfortable seating. French doors open directly onto the garden, while additional glazed doors frame far-reaching, south-facing views across the surrounding countryside.

The first-floor landing is bright and spacious, with a Velux window and cabinetry. It provides access to two further double bedrooms, both benefiting from contemporary en-suite facilities. The principal bedroom has a well-appointed en-suite featuring a bath and separate shower, while the additional double bedroom has a stylish en-suite shower room. Both bedrooms also benefit from Velux windows, allowing plenty of natural light to fill the accommodation.

The property is further enhanced by a range of modern and energy-efficient features, including an air source heat pump and underfloor heating throughout the entire ground floor. There is also a full alarm system, fibre broadband, an EV charging point and hardwood, double-glazed window frames.

Externally, the property enjoys beautifully maintained lawned gardens enclosed by timber post-and-rail fencing, with gravel pathways, planted borders and a paved seating terrace, mains power sockets and water taps are conveniently positioned to both the front and rear of the property.
The garden enjoys a wonderful outlook over open fields and rolling countryside, creating a peaceful and private setting.

To the front, there is a lawned garden with gravel pathway and attractive stone-built boundaries, and handcrafted wooden storage sheds together with four parking bays providing excellent off-road parking.





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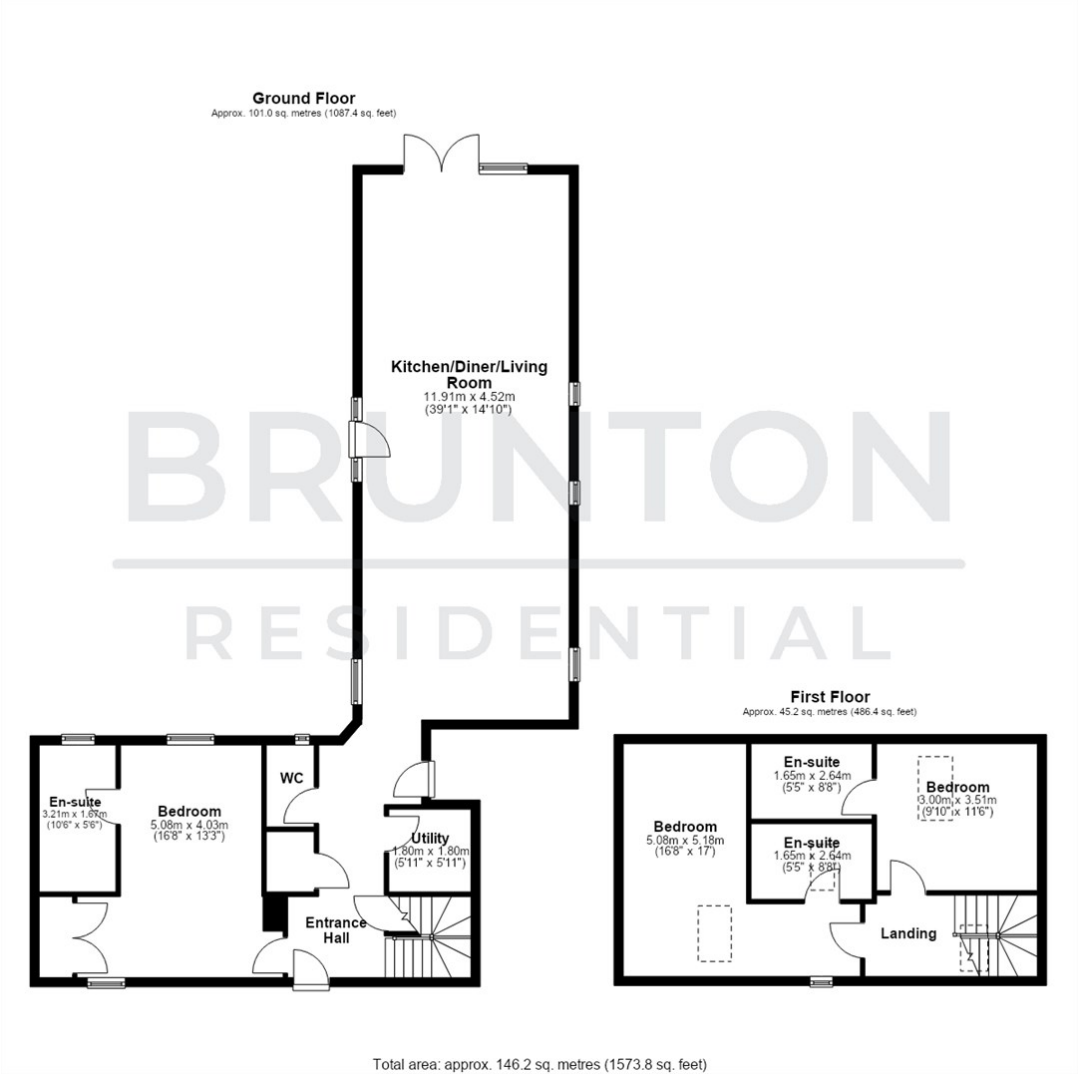
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C




Total area: approx. 146.2 sq. metres (1573.8 sq. feet)

