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PRIORY FARM STEADING, HOLYSTONE, MORPETH, NE65

£750,000

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Set within an attractive rural setting at Priory Farm Steading, Holystone, this substantial and highly versatile barn conversion offers extensive family accommodation alongside a well-appointed detached Hemmel, ideal for use as a holiday let with current permissions. All positioned within generous landscaped grounds on the edge of Northumberland National Park, combining characterful steading appeal with flexible modern living, the property is ideally suited to family living.

The accommodation is thoughtfully arranged across two dwellings, each benefitting from bright and airy interiors, generous proportions and strong connections to the surrounding gardens. Multiple dual and triple-aspect rooms, French doors and Velux windows allow natural light to flood the home, while the flexible layout provides excellent versatility for growing families and home working alike.

Located within Holystone, in the Coquet Valley near Rothbury, the property enjoys a peaceful semi-rural setting surrounded by open greenery while remaining accessible to nearby amenities, transport links and countryside walks. The combination of space, privacy and adaptability makes this an exceptional opportunity within a highly desirable Northumberland location.
What 3 words location - ///saints.hologram.snooping

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The internal accommodation comprises: an entrance hall with stairs rising to the first floor and access into the spacious kitchen/diner, fitted with a range of wall and base units alongside integrated appliances. The room enjoys triple-aspect windows and ample space for dining, creating a bright and sociable heart to the home. To the opposite side of the entrance hall is a ground-floor WC and a hallway leading to three well-proportioned bedrooms and a family bathroom complete with bath, WC, wash hand basin and heated towel rail. Positioned at the end of the hallway is a further staircase rising to the first floor.

To the upper level, the landing provides access to two generous double bedrooms, a bathroom and a spacious living room with log burning stove, which can also be accessed via the central staircase. Velux windows throughout this floor allow excellent natural light, while a door from the central landing provides direct external access.

The property also benefits from a highly versatile converted Hemmel. The ground floor comprises an open-plan kitchen/diner with dual aspects, French doors to the garden, fitted units and integrated appliances, alongside a ground-floor WC and under-stair storage. A further reception room also enjoys dual aspects and French doors opening onto the rear garden, with access into the integral garage.

To the first floor are three bedrooms, all benefitting from Velux windows and served by a well-appointed family bathroom.

Externally, the property occupies an expansive plot with beautifully maintained gardens, patio areas and attractive greenery views, creating excellent outdoor space for family life and entertaining. A long driveway provides ample off-street parking for multiple vehicles. Served by mains water and electricity, the property has oil central heating and a septic tank for water treatment.
Call for further details.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : C







