



The Market Is
Moving Again!

Bullock Stead Farm, Kenton Bank Foot, NE13 8AH

FINE LIVING

Bullock Stead Farm, Kenton Bank Foot, NE13 8AH

£650,000

A superb four bedroomed family house, converted some years ago from a beautiful former granary, and conveniently situated within this semi rural location. This Grade II listed property retains much character and charm, yet has been converted to provide spacious and particularly well proportioned accommodation, set out over two floors, along with mature and well tended gardens. The accommodation comprises briefly:- Reception hall leading to inner hall, two ground floor bedrooms, each with en suite shower rooms, along with two further bedrooms, family bathroom/wc and utility room. To the first floor there is a magnificent 29' living room with full height cathedral style exposed beamed ceiling, along with mezzanine level, cloakroom/wc, magnificent hand made breakfasting kitchen by Gary Mowlem, archway to dining room, again with exposed beamed ceiling. There is a double garage, private and well tended garden along with rear courtyard garden. This property offers flexible accommodation ideal for a wide range of buyer with early internal inspection being considered essential to fully appreciate the benefits and scope of this unique property. The Granary is conveniently located just

to the north of Newcastle, with excellent transport links including main roads providing access to surrounding areas. There is also a Metro Station at Kenton Bank Foot and excellent public transport throughout the Tyneside conurbation. The property is also well placed for Newcastle International Airport, a whole range of schools with good local pubs, restaurants and shopping facilities provided in the nearby village of Ponteland and more comprehensive shopping amenities at Kingston Park.

RECEPTION HALL with door to front, arched window and door to rear, oak floor, central heating radiator concealed within decorative panel, beamed ceiling, understairs storage cupboard, wall lights, stairs to first floor landing.

INNER HALL with arched window and door to rear, central heating radiator concealed within decorative panel.

NIGHT HALL with oak floor.

BEDROOM ONE 19' 0" (5.79m) x 18' 1" (5.51m)

beamed ceiling, wall lights, double central heating radiator, two arched windows and door to rear.



EN SUITE SHOWER ROOM/WC fitted with a suite in white comprising low level wc., pedestal wash hand basin with vanity shelf and mirror over, double shower cubicle with mains shower unit, tiled walls and floor, central heating radiator with towel rail over, double glazed window to front.

BEDROOM TWO 13' 4" (4.06m) x 11' 3" (3.43m) beamed ceiling, central heating radiator, wall lights, double glazed window to front.

EN SUITE SHOWER ROOM/WC fitted with a suite in white comprising low level wc., pedestal wash hand basin with mirror over and half tiled surrounds, fully tiled shower cubicle with mains shower unit, tiled floor, central heating radiator, window to rear.

BEDROOM THREE 19' 5" (5.92m) x 7' 10" (2.39m) wall lights, double central heating radiator, two arched windows and door to rear.

BEDROOM FOUR 16' 10" (5.13m) x 10' 1" (3.07m) beamed ceiling, central heating radiator, arched window and door to front.

BATHROOM/WC fitted with a three piece suite modern design suite in white with contemporary chrome fittings comprising low level wc., pedestal wash hand basin with vanity shelf and mirror over and half tiled walls, panelled double ended bath with central mixer tap and mains shower over, shower screen and fully tiled surrounds, tiled floor, inset ceiling spotlights, window to rear.

UTILITY ROOM 9' 7" (2.92m) x 5' 3" (1.6m) central heating radiator, plumbing for automatic washing machine, tiled floor, storage cupboard door to front.

FIRST FLOOR LANDING with full height beamed ceiling, roof light, central heating radiator concealed within decorative panel, window to front, cloaks/storage cupboard.

CLOAKROOM/WC fitted with a white suite comprising low level wc and pedestal wash hand basin with tiled splashbacks and mirror over, oak floor, central heating with towel rail over.

LIVING ROOM 29' 10" (9.09m) x 17' 5" (5.31m) a most impressive room with full height exposed beamed and vaulted ceiling with rustic enamelled living flame gas stove set within a lovely surround, exposed polished wood floor, two double central heating radiators, spacious storage area, three windows to front, windows to rear and side, stairs up to –

MEZZANINE LEVEL 8' 0" (2.44m) x 11' 8" (3.56m) with restricted height ceiling, balcony overlooking living room, roof lights to front and rear.

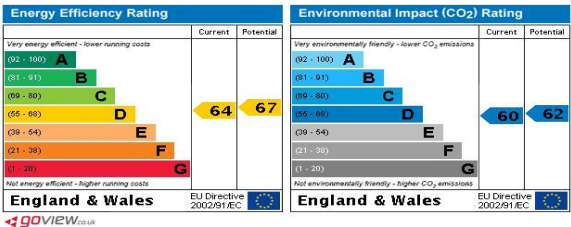
BREAKFASTING KITCHEN 17' 3" (5.26m) x 13' 10" (4.22m) a most attractive and well appointed room with fitted and hand made kitchen by Gary Mowlem comprising a range of wall and base units with twin bowl Belfast sink by Villeroy and Boch with chrome mixer tap to granite work surfaces and contrasting solid oak breakfast bar, Mercury twin oven range style stainless steel fronted dual fuel cooker with matching extractor hood over, Miele dishwasher, plumbing for American style fridge freezer, inset spotlights to coved ceiling, central heating radiator concealed within decorative panel, oak floor, window to front, two windows to rear, archway to –

DINING ROOM 17' 5" (5.31m) x 15' 10" (4.83m) again with a full height vaulted ceiling, oak floor, wall lights, windows to front and rear,.

DOUBLE GARAGE with twin up and over doors, electric lights and power points.



EXTERNALLY A gravelled driveway leads to the double garage with gate giving access to the private front garden, with good sized lawn and mature and well stocked borders, housing a good range of plants, shrubs and flowers. To the rear of the property there is a courtyard garden with gravelled path and low stone wall.



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