

# Finest

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Barley Mill Road | Bridgehill | County Durham

The Barn



# “A beautifully renovated barn conversion with panoramic Derwent Valley views and exceptional entertaining spaces”

## The Property

The Barn is a striking detached barn conversion positioned within a small and discreet collection of converted farm buildings on the edge of Bridgehill, commanding far-reaching views across the Derwent Valley and surrounding countryside. Extensively renovated and comprehensively reconfigured over recent years, the house has been carefully designed around its elevated setting, with the principal living spaces arranged on the upper floor to maximise natural light, privacy and the exceptional outlook from almost every room.

Approached via a broad private driveway, the property immediately balances the character of its agricultural origins with a more contemporary architectural approach. Stone elevations and clean-lined glazing establish the tone externally, while internally the accommodation extends to over 2,600 sq ft and unfolds with a noticeably more design-led feel than many comparable conversions. The current owners have undertaken a substantial programme of improvements, including the renovation of the kitchen, bathrooms, utility room and principal suite, alongside the replacement of windows and doors throughout.

A glazed entrance opens into a central hallway where large internal openings and carefully positioned glazing allow natural light to travel through the centre of the house. The upper floor has been opened significantly to create a much more sociable arrangement of living spaces, with the former dining room and sitting room now operating as one expansive open-plan entertaining environment.



Positioned to fully appreciate the views, this substantial reception space comfortably accommodates a relaxed sitting area, bespoke bar and games area, creating a layout particularly well suited to modern entertaining. Darker tones, fitted shelving, integrated media walls and atmospheric lighting give the space a confident contemporary identity, while large openings and sliding doors prevent it from ever feeling enclosed. The balcony extends directly from this room, creating an effortless transition outdoors and providing an elevated seating area overlooking the valley and gardens below.

To the opposite side of the entrance hall, the kitchen has been entirely reimagined as a more contemporary open-plan space centred around a large island with breakfast seating. Streamlined cabinetry, integrated appliances, extensive preparation surfaces and pendant lighting introduce a cleaner architectural finish, while large windows frame uninterrupted countryside views across the valley beyond. The adjoining breakfast room is now arranged as an informal dining area, creating a natural day-to-day family space connected directly to the kitchen itself.

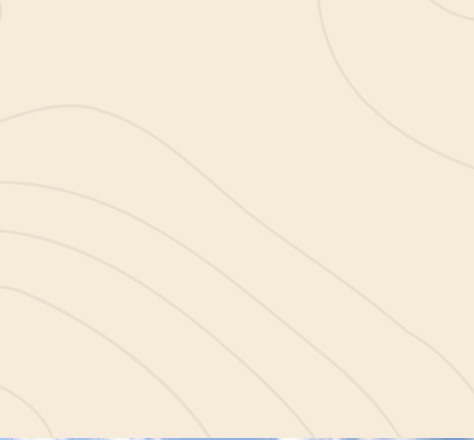
The utility room has also been recently renovated and fitted with bespoke cabinetry, extensive storage and integrated laundry space, providing the level of practicality expected of a modern family house. Adjoining this space, additional lifestyle-focused accommodation has been created to further enhance the flexibility of the layout, reflecting the property's emphasis on contemporary family living.



The staircase descends to the lower ground floor where the atmosphere becomes notably calmer and more private. The principal suite has been comprehensively upgraded and now incorporates sliding doors opening directly onto the terrace and gardens, alongside a substantial bespoke dressing room fitted with full-height cabinetry and integrated storage. The adjoining en-suite bathroom has been finished in a contemporary palette with large-format tiling, twin basins and a walk-in rainfall shower, creating a noticeably more luxurious feel throughout the suite as a whole.



One further bedroom is arranged across this floor alongside a dedicated cinema room, both enjoying either garden or woodland outlooks and demonstrating the versatility of the layout depending on individual requirements. The family bathroom has also been modernised and includes a bath, separate glazed shower enclosure and contemporary vanity storage, all finished in a restrained, contemporary style consistent with the wider renovation works carried out throughout the house.



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas & water, gas central heating

Postcode Council Tax EPC Tenure

DH8 8JS

Band G

Rating D

Freehold



# Floor Plans



Total area: approx. 241.7 sq. metres (2601.2 sq. feet)

# Finest

Viewings Strictly by Appointment



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