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18 Byers Garth | Sherburn House | County Durham

Hall Barn



“A beautifully appointed stone barn conversion with private landscaped gardens”

The Property

Occupying a discreet position within the exclusive Byers Garth development at Sherburn House, Hall Barn is an exceptional stone barn conversion that pairs striking period character with the comfort and refinement of contemporary living. Thoughtfully renovated throughout, the property retains its exposed roof trusses, deep-set windows and beautifully crafted joinery, while bespoke cabinetry, quality flooring and carefully selected finishes create interiors of warmth, elegance and enduring appeal.

The approach immediately establishes the property's welcoming character. A timber five-bar gate opens onto a gravel driveway, while mature planting and ivy-clad stone elevations create an attractive first impression. Beyond, the accommodation unfolds with an effortless sense of space and proportion.

Throughout the ground floor, solid oak flooring creates a seamless flow between the principal living spaces, enhancing the property's warmth, character and sense of quality. The sitting room is a particularly impressive space, extending to over thirty feet in length and enjoying an abundance of natural light from windows to either side together with glazed doors opening directly onto the gardens. A substantial stone fireplace, incorporating a multi-fuel wood-burning stove beneath a broad stone lintel, provides a natural focal point, while bespoke shelving and generous proportions allow the room to accommodate both formal entertaining and relaxed everyday living with equal ease.

Across glazed double doors, the kitchen and dining room provides an inviting setting. Bespoke painted shaker cabinetry is complemented by stone worktops, a central island with breakfast seating and a range cooker positioned beneath a contemporary extractor. A Belfast sink, integrated appliances and generous



storage enhance practicality without compromising the room's elegant aesthetic, while ample space remains for informal seating and dining.

The vaulted boot room has been thoughtfully designed with bespoke cabinetry, bench seating and excellent storage, providing an invaluable everyday entrance with direct access to the gardens. Beyond lies a separate study/bedroom, where exposed roof trusses and a vaulted ceiling create an inspiring environment for home working. A cloakroom/WC completes the ground floor accommodation.

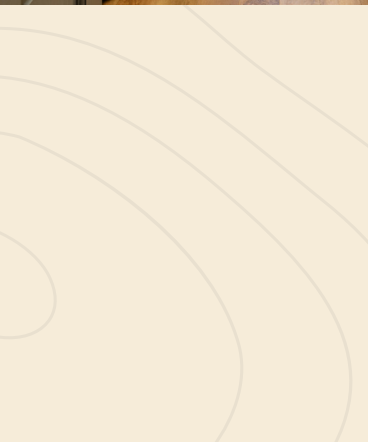
The solid oak staircase rises to a spacious galleried landing, where exposed timber trusses and deep-set windows reinforce the property's period character while filling the space with natural light.

The principal bedroom is an exceptional room, distinguished by its vaulted ceiling and impressive exposed roof structure, creating an immediate sense of volume and architectural interest. Generous proportions comfortably accommodate substantial bedroom furniture while maintaining an atmosphere of calm and understated elegance.

In addition, two further double bedrooms each enjoy the privacy of their own en-suite shower room, creating exceptionally well-balanced accommodation for both family living and visiting guests.

The first floor is further complemented by a beautifully appointed family bathroom featuring a freestanding roll-top bath, separate shower enclosure and exposed roof timbers that celebrate the building's heritage.





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.

Postcode Council Tax EPC Tenure

DH1 2SN

Band F

Rating C

Freehold

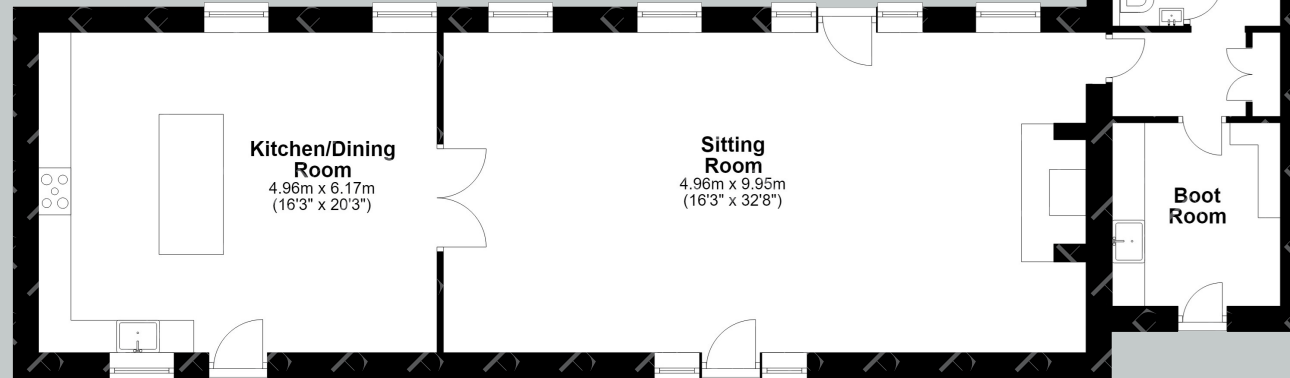
Services

The property is connected to mains gas, electricity and water, with drainage to a shared septic tank.

Floor Plans



First Floor



Ground Floor

Total area: approx. 186.1 sq. metres (2003.3 sq. feet)

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Viewings Strictly by Appointment



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