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Town Farm | Newton | Northumberland

The Stables



“A Characterful Four Bedroom Barn Conversion with South-Facing Courtyard”

The Property

Occupying a peaceful position within the exclusive Town Farm development, The Stables is a beautifully presented Grade II listed stone barn conversion that successfully balances period character with modern comfort. Original architectural features have been carefully preserved throughout, while thoughtful improvements have created a welcoming home of considerable warmth and practicality. South-facing landscaped gardens and a sheltered courtyard further enhance its appeal, all within the highly regarded conservation village of Newton, surrounded by the rolling countryside of the Tyne Valley.

The entrance opens at half-landing level, where a short flight of stairs leads into an impressive dining room that immediately sets the tone for the accommodation. Formed within the original barn, the room enjoys an impressive sense of volume beneath exposed ceiling beams, while two full-height glazed arches, one incorporating French doors opening onto the courtyard, draw natural light deep into the space and frame views of the gardens beyond. An attractive fireplace provides a natural focal point, while the open staircase adds to the room's architectural character.

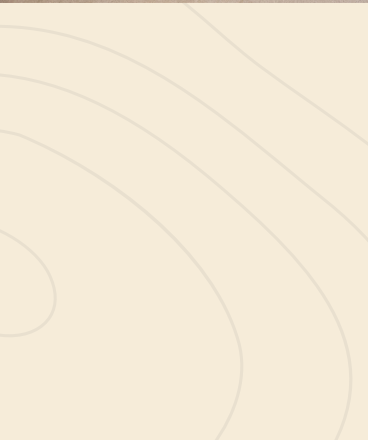
Beyond, the sitting room offers an inviting retreat, enjoying a dual aspect that fills the room with natural light throughout the day. Generous proportions allow for a variety of furniture arrangements, while a substantial brick inglenook fireplace with a timber mantel creates a striking centrepiece and reinforces the property's rich heritage.



The kitchen has been fitted with a comprehensive range of painted shaker-style cabinetry complemented by polished granite work surfaces and a range cooker, creating a space equally suited to everyday use and informal dining. Exposed beams continue overhead, while a window overlooking the gardens provides a pleasant outlook. Adjoining the kitchen, the utility room offers further storage, space for laundry appliances and direct access outside, while a cloakroom/WC completes the ground floor accommodation.

The first floor provides four well-proportioned bedrooms arranged around the central landing. The principal bedroom is particularly impressive, occupying its own wing beneath exposed roof timbers and featuring fitted wardrobes thoughtfully designed to maximise the space within the eaves. A contemporary en suite shower room is finished with stylish tiling, bespoke fitted cabinetry and a generous walk-in shower. A second double bedroom also benefits from fitted storage, while two further bedrooms offer flexibility for family life, guests or home working. The family bathroom has been finished in a similarly high standard, featuring bespoke cabinetry, a panelled bath with shower over and quality tiling.





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

NE43 7UL

Band F

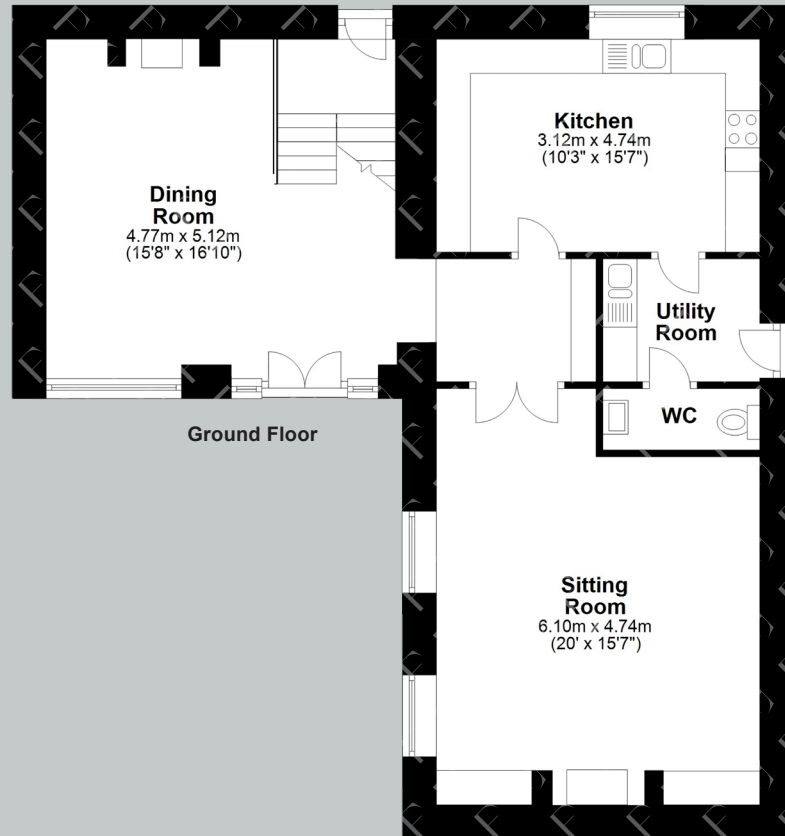
Exempt

Freehold

Services

Mains electricity, water and drainage. Oil-fired central heating.

Floor Plans



Total area: approx. 160.3 sq. metres (1725.2 sq. feet)

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Viewings Strictly by Appointment



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