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Eastland Banks Barn



Yarridge Road | Hexham | Northumberland

“An exceptional contemporary new build house commanding panoramic views across Hexham and the Tyne Valley ”

The Property

Occupying a remarkable elevated position above Hexham, Eastland Banks Barn is a substantial contemporary New Build home where architecture, outlook and interior finish have been considered in equal measure. Extending to approximately 4,146 sq ft. the house combines Northumbrian stone with black timber cladding, aluminium roofing and AluClad windows, creating a confident modern interpretation of the traditional agricultural buildings found throughout the surrounding countryside. The setting is integral to the design, with extensive glazing drawing far-reaching views across Hexham and the wider Tyne Valley deep into the accommodation.

The scale of the house becomes particularly apparent within the principal open-plan living space. Extending to almost 29 feet in both directions, this impressive room brings the kitchen, dining and informal living areas together beneath a high vaulted ceiling, while rooflights and broad expanses of glazing introduce exceptional natural light. Large sliding doors open directly onto the Covered Terrace and frame the landscape beyond, giving the room a strong connection with its elevated surroundings.

The bespoke handmade kitchen is arranged around a substantial central island, providing an expansive preparation area alongside generous storage and integrated appliances. Pale cabinetry and finely veined work surfaces give the kitchen a restrained finish, while a long run of cabinetry beneath the windows positions the sink to take in the valley outlook including Hexham Abbey. A Neptune wall of fitted units, incorporating glazed display cupboards, provides further storage and lends architectural interest to the adjoining dining area.



The adjoining living area is positioned to take full advantage of the views, with floor-to-ceiling glazing and wide doors opening onto the Covered Terrace. Beyond, Crittall-style glazed doors lead into the sun room, an appealing reception space with glazing on two sides and direct access to the Covered Terrace. Together, these spaces create a natural progression through the principal living accommodation, while retaining the exceptional light and outlook that characterise the house.

A separate dual-aspect living room provides another generous reception space, with extensive glazing making the most of the far-reaching views and a contemporary wood-burning stove set within bespoke fitted joinery.

The remainder of the ground floor demonstrates the considerable flexibility of the house. A study sits alongside the principal accommodation, complemented by a gym, cloak room and shower room. The ground-floor bedroom is particularly well appointed, with its own walk-in wardrobe and en-suite shower room, creating excellent guest accommodation or a particularly comfortable ground-floor suite. The integrated workshop and garages complete this part of the house.

The first floor is arranged around two distinct bedroom areas. The principal suite occupies one side of the house, comprising a generous bedroom, separate dressing room and en-suite shower room. On the opposite side are two further bedrooms, one with its own walk-in wardrobe and en-suite shower room.





The bathrooms are a particular feature of the interior specification, with high-quality Mandarin Stone finishes throughout. The family bathroom is especially striking, combining marble-effect stone surfaces with deep painted panelling, bespoke fitted cabinetry and a freestanding bath positioned beneath a rooflight.



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

NE46 2JS

Band TBC

Rating TBC

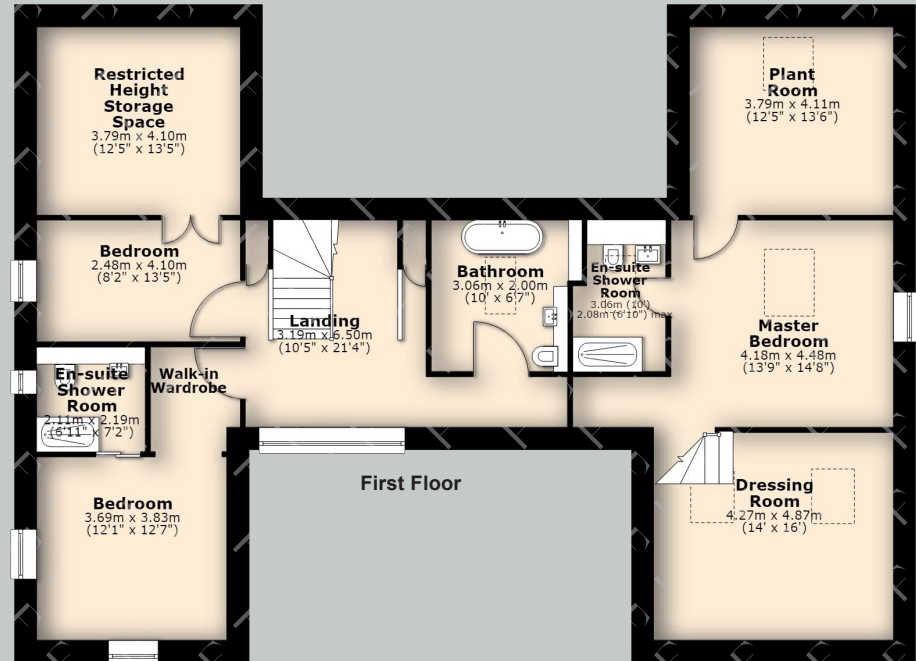
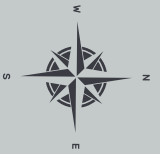
Freehold

Services

Air source heat pump. Mains water & electricity.
Drainage to domestic small sewage treatment plant.



Floor Plans



Total area: approx. 405.1 sq. metres (4360.6 sq. feet) Including covered terrace

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Viewings Strictly by Appointment



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