



The Stables, Hall Yards Farm, Mickley Square, NE43 7LR

- Stone Barn Conversion
- Magnificent dining kitchen
- Double drive + garage
- Feature throughout
- Four bedrooms
- Under floor heating
- Lounge with wood burner
- Gardens to Three Sides
- Hamlet location

Offers Over £550,000

Accommodation Comprises:

****LUXURY STONE BARN CONVERSION IN HAMLET LOCATION**** A rare opportunity to purchase this four bedroom stone family conversion situated in Mickley outside of Stocksfield. The property features a magnificent dining kitchen, a main living room with wood burning stove, under floor heating throughout, two bedrooms with en suite facilities with south facing gardens and parking. The property comprises:- entrance hallway, with cloaks cupboard, ground floor bedroom/extra reception room, living room, dining kitchen, downstairs cloakroom/wc, utility room, garage, stairs to first floor landing with vaulted ceiling, three bedrooms (two en suite) and a family shower room/wc. Externally there are gardens to the front, side and rear (rear being south facing), and a double driveway providing off street parking leading to a single garage. A quality property with much to offer, viewing is essential!!!!

SUMMARY

****LUXURY STONE BARN CONVERSION IN SMALL HAMLET LOCATION**** A rare opportunity to purchase this four bedroom stone family conversion situated in Mickley outside of Stocksfield. The property features a magnificent dining kitchen, a main living room with wood burning stove, two bedrooms with en suite facilities with south facing gardens and parking leading to a single garage. The property comprises:- entrance hallway, with cloaks cupboard, ground floor bedroom/extra reception room, living room, dining kitchen, garage, stairs to first floor landing, three bedrooms (two en suite) and a family bathroom/wc. Externally there are gardens to the front, side and rear (rear being south facing), and a double driveway providing off street parking leading to a single garage. A quality property with much to offer, viewing is essential!!!!

ENTRANCE HALL

11' x 4' 2" (3.35m x 1.27m)

Double glazed door to front, built in cloaks cupboard, wood flooring with under floor heating

DOUBLE BEDROOM/STUDY

12' 8" x 9' 7" (3.86m x 2.92m)

Hardwood double glazed windows to front and rear aspects, wood flooring with under floor heating

LIVING ROOM

27' 7" x 14' 7" (8.41m x 4.44m)

An impressive living space with multi fuel burning stove, ceiling spotlights, hardwood double glazed windows to both sides, aerial point, telephone point, staircase to first floor, wood flooring with under floor heating



FIREPLACE



DINING KITCHEN

27' 7" x 14' 7" (8.41m x 4.44m)

A magnificent dining kitchen with a matching range of base and wall units with granite worktop space over and matching breakfast bar, belfast sink unit with mixer tap, range oven in fireplace, integrated fridge, freezer and dishwasher, ceiling spotlights, hardwood double glazed windows to both sides, stable door to side, wood flooring with under floor heating



ADDITIONAL PHOTOGRAPH



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CLOAKROOM/WC

6' x 4' 1" (1.83m x 1.24m)

Fitted with a two piece suite comprising wash hand basin, low level wc, extractor fan, wood flooring with under floor heating

UTILITY ROOM

13' 10" x 5' 7" (4.22m x 1.7m)

Base units, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, hardwood double glazed window to side, tiled flooring, Double glazed door to front aspect

GARAGE

18' 5" x 9' 3" (5.61m x 2.82m)

Sliding garage door to driveway, door to rear gardens, power, lighting, floor mounted oil fired combination boiler

1ST FLOOR LANDING

28' 8" x 4' 6" (8.74m x 1.37m)

Vaulted ceiling with velux windows to sides aspect, feature double glazed window to side



SHOWER ROOM/WC

7' 7" x 4' 3" (2.31m x 1.3m)

Fitted with three piece suite comprising shower area with fitted shower over, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, window to side, tiled flooring with under floor heating.

DOUBLE BEDROOM

13' 3" x 10' (4.04m x 3.05m)

Vaulted ceiling with exposed feature beams, under floor heating, hardwood double glazed window to side aspect



DOUBLE BEDROOM

13' 3" x 14' 6" (4.04m x 4.42m)

Vaulted ceiling with exposed feature beams, under floor heating, hardwood double glazed window to side and rear aspects



EN SUITE SHOWER ROOM

6' 4" x 5' (1.93m x 1.52m)

Fitted with three piece suite comprising pedestal wash hand basin, shower area with fitted shower over and low-level WC, heated towel rail, extractor fan, window to side, tiled flooring with under floor heating



MAIN BEDROOM

14' 6" x 13' 4" (4.42m x 4.06m)

Vaulted ceiling with exposed beams, velux window to sides aspect, under floor heating, hard wood double glazed window to front



EN SUITE BATHROOM

11' 1" x 7' 1" (3.38m x 2.16m)

Fitted with four piece suite comprising bath, pedestal wash hand basin, shower area with fitted shower over and low-level WC, heated towel rail, extractor fan, vaulted ceiling with exposed beams, hardwood double glazed window to side, tiled flooring with under floor heating



EXTERNALLY

Front:- there is a gravel double driveway providing off street parking for a number of cars leading to a single garage

Side:- there is a side area laid to gravel with access down side to rear gardens

Rear:- there is a rear southerly facing garden with wood decking, lawn and borders with access to garage



DECKING



REAR OF PROPERTY





VIEWING Strictly by appointment with the agents. *The comments made by the vendor and estate agent are not factual in any way.

TENURE The agent has not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor as to whether the property is leasehold or freehold. ALL MEASUREMENTS quoted are approximate. THE FIXTURES, FITTINGS & APPLIANCES have not been tested and therefore no guarantee can be given that they are in working order. INTERNAL PHOTOGRAPHS are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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