

To Rent

Urpeth South Farm, Beamish, Beamish, DH9



£900 per month

3 bedroom Barn Conversion

- ✓ Fabulous Barn Conversion
- ✓ 3 Generous Bedrooms
- ✓ Wonderfully Spacious
- ✓ Garage + Parking
- ✓ Quirky Modern Layout
- ✓ Open-plan Design
- ✓ Private Location
- ✓ Available Unfurnished - 10 th Dec 20



Description

*** SUPERB 3 BEDROOM MODERN BARN CONVERSION *** BEAMISH ***

PETER ROSS are delighted to offer for let this superb barn conversion ideally located in a private farm estate in Beamish, Stanley. Boasting a quirky layout combined with a neutral modern decor, we anticipate a high level of interest from both professionals and couples. Ideal for those seeking a modern semi-rural lifestyle within easy commuting distance of the A1 as well as Newcastle, Gateshead and the Metro Centre. Benefitting from state-of-the-art ground source heat pumps (providing efficient low-cost underfloor heating throughout), it briefly comprises: entrance hallway, three bedrooms (master with en-suite), family bathroom / wc, stairs to the first floor, wonderful open-plan fitted kitchen / diner and lounge. Externally a garage and courtyard provide both ample off-street parking and additional storage space, whilst gardens provide perfect outdoor space. Available from 10th December 2020 on an unfurnished basis. Overall, this development of unique barn conversions is not to be missed, therefore we cannot stress highly enough the importance of an early internal inspection. Call 0191 488 6080 for further information or to arrange your appointment to view.



MASTER BEDROOM



EN-SUITE

Location

Urpeth South Farm, in the hamlet of High Urpeth, has a unique location in that it is less than 10 miles from Newcastle City Centre, less than 12 miles from Durham City and yet is within open farming countryside.

Farming operations based at Urpeth North Farm include arable, beef and sheep enterprises and the land is also managed for the benefit of wildlife under a Countryside Stewardship Agreement.

Following conversion of the farmhouse at Urpeth South Farm, work began in 2008 to convert the redundant farm buildings, with completion of five units in early 2010. The cottages have been built to a high standard with underfloor heating from ground source heat pumps. Set about 100 yds from the public road, Urpeth South Farm is a quiet, private place to live whilst retaining all the benefits of accessibility.



BEDROOM TWO



BEDROOM THREE

Ground Floor

ENTRANCE HALLWAY - Front door to entrance, tiled flooring, stairs to the first floor, door to external, recessed spotlights, slit window to the rear.

MASTER BEDROOM - 14' 1" x 12' 6" (4.3m x 3.82m) Double glazed window to the rear, one slit window to the rear, walk-in wardrobe, television and telephone points, recessed spotlights.



EN-SUITE - Low level wc, shower cubicle, pedestal wash hand basin, tiled flooring, tiled walls, recessed spotlights.

BEDROOM TWO - 14' 10" x 11' 11" (4.54m x 3.65m) Two double glazed windows - one to the front and one to the rear, door to external, television and telephone points, recessed spotlights.

BEDROOM THREE - 11' 1" x 10' 4" (3.38m x 3.17m) Two slit windows to the front, television and telephone points, recessed spotlights.

FAMILY BATHROOM / WC - Double glazed slit window to the front, panelled bath, low level wc, pedestal wash hand basin, tiled walls, tiled flooring, recessed spotlights, extractor fan.

First Floor

FITTED KITCHEN / DINER - 15' 10" x 11' 7" (4.83m x 3.54m) Double glazed window to the rear, Velux window to the ceiling, drainer sink unit with mixer tap and tiled splashback, built-in electric oven and hob with extractor hood over, fitted wall and base units, wooden roll top work surfaces, tiled flooring, recessed spotlights. Integrated appliances include: dishwasher, automatic washer, fridge and freezer.

LOUNGE - 15' 10" x 20' 2" (4.83m x 6.15m) Three double glazed windows to the rear and two to the front, television and telephone points, recessed spotlights.

Exterior

GARAGE - Garage in a block providing both off-street parking and additional storage space.

EXTERNAL - Gravelled courtyard providing ample parking and outdoor space. Garage providing further off-street parking and additional storage space. Lawned garden to the rear.



FAMILY BATHROOM / WC

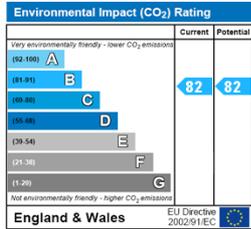
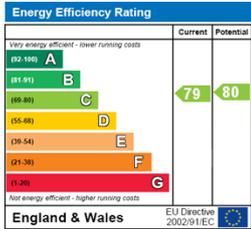


COURTYARD PARKING



GARAGE

Energy Efficiency and Environmental Impact



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.