

# STUART EDWARDS



, Bowburn DH6 5NQ

- STONE BUILT BARN CONVERSION
  - NEWLY RENOVATED
- SURROUNDING OPEN VIEWS
- EN-SUITE & FAMILY BATHROOM
  - GARDENS
- EXCLUSIVE DEVELOPMENT
- 3 GOOD SIZED BEDROOMS
- LUXURY FITTED KITCHEN
- AMPLE OFF ROAD PARKING
  - NO ONWARD CHAIN

**Asking Price £350,000**







## FULL DESCRIPTION

Stone built, superbly appointed barn conversion in a rural location, accessed by a private road.

This small exclusive development comprises of three barn conversions, including The Old Byre, together with a prestigious detached house.

The plot has large gardens to the side and rear, ample off road parking and enjoys open views over the surrounding farmland.

Having undergone full renovation the accommodation is beautifully presented throughout and is in ready to move into condition.

The entrance hallway leads to the lounge with French doors enjoying the surrounding views. Lvt flooring from the hallway and lounge, flows through to the extensively fitted luxury kitchen with integrated appliances. The master bedroom is a generous size with newly fitted contemporary en-suite shower room. There are a further 2 double bedrooms and a stylish newly fitted family bathroom suite with separate shower cubicle.

The property has been very well insulated and has LPG central heating with radiators to all rooms, UPVC double glazing throughout and an EV charging point for electric vehicles.

Bowburn is an excellent location for buyers looking to commute easily throughout the region. Barn conversions are highly sought after amongst buyers, therefore early viewings are strongly recommended to avoid disappointment.

Available with no onward chain, this is an opportunity not to be missed!

## AREA INFORMATION

Bowburn has become a prime location for commuter purposes as it lies a short drive from the A1(M) Motorway Interchange which provides good road and bus links to regional centres including Sunderland, Gateshead and Newcastle. As well as substantially reducing the traffic flow through the village the recently opened Bowburn Bypass has also greatly increased speed of access to all local centres.

The historical city of Durham lies approximately 3 miles away, with its cobbled streets and a range of local and regional retailers including supermarkets and a number of well regarded restaurants and bars. Durham City is well known for its high achieving private and state schools as well as the world renowned Durham University. Also Bowburn is situated only 6 miles from Spennymoor which provides a range of day to day facilities including 24 hour supermarket, doctors and dentist surgeries, bank, shopping and schooling for all ages.

## HALLWAY

UPVC entrance door leading to hallway with two radiators and all rooms leading off.

## LOUNGE

Two double radiator, tv point, UPVC double glazed French doors enjoying the surrounding views and LVT flooring leading through to the kitchen.

## LUXURY FITTED KITCHEN

11'10 x 9'6

New extensive range of wall and floor units with laminate worktops, upstands and inset stainless steel sink and drainer unit with mixer tap. American style fridge /freezer, automatic washing machine, integrated dishwasher and Neff double oven with grill, ceramic induction hob and extractor canopy. Wall mounted gas combi boiler, LVT flooring and UPVC entrance door.

## BEDROOM 1

13'4 x 11'6

Double radiator, and two built-in cupboards.

## EN-SUITE

Newly installed white suit comprising, close coupled wc, wall hung vanity unity with counter top sink and mixer tap, corner shower cubicle with mains fed shower and glass screen, ceramic tiled flooring with matching splashbacks and chrome heated towel rail.





### BEDROOM 2

11'11 x 10'4

Double radiator.

### BEDROOM 3

11'11 x 9'8

Double radiator.

### FAMILY BATHROOM

Newly installed white suit comprising, close coupled wc, wall hung vanity unit with counter top sink and mixer tap, panel bath with bath tap shower fitting, corner shower cubicle with mains fed shower and glass screen, wall hung mirror, shaver socket, ceramic tiled flooring with matching tiled splashbacks, extractor fan and white heated towel rail.

### EXTERNALLY

Ample off road parking is provided. There are gardens to the side and rear and an additional communal grassed area.

### FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

### EPC.

EPC Rating - E

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9390-2909-9020-2022-0555>

### IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.



### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

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### FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

### FINANCIAL ASSISTANCE

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Through our association with a leading independent mortgage advisor we can offer the best mortgage rates available anywhere.

### PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

### LINKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: C**  
**EPC Rating: E**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.