



3 South Wardley Farm, Wardley Lane, Gateshead, NE10 8AL

Offers Over £550,000

Equestrian property with detached stone built barn conversion, situated in a unique development of four individual properties in a courtyard setting. The property which incorporates the original Gin Gan Barn boast approximately 2 acres of grazing land, stables and has a newly constructed timber cattery.

Retaining many original features Accommodation briefly comprises:- Entrance hall, family bathroom with under floor heating, three well proportioned bedrooms, double doors lead to a stunning open plan living space with vaulted ceiling which incorporates the dining area and kitchen with feature floor to ceiling windows enjoying views of the garden and surrounding greenbelt land. Central to this room there is a bespoke oak staircase leading to a master suite with storage room and en suite bathroom. Externally there is a gravelled driveway which provides parking for several cars as well as a detached double garage. The rear garden is set predominately to lawn, grazing, stables, new timber cattery and original railway carriage, currently used for feed.

A rare opportunity to acquire a versatile family home suitable for a variety of uses. Internal inspection is essential.

FREEHOLD COUNCIL BAND E

ENTRANCE HALLWAY



Entered through a solid oak stable style door and having solid wood flooring through out with a built in storage cupboard, two radiators, inset lighting to the ceiling and double doors opening to the lounge.

ADDITIONAL PHOTO



OPEN PLAN LOUNGE / DINING ROOM

25'3" x 28'2" (7.7 x 8.59)



The open plan lounge/dining room features a vaulted ceiling complete with beams and roof trusses, central to the room is a bespoke solid oak staircase leading to the first floor. Other features of this fantastic living space include exposed stone walls flanked by large oak framed windows and double doors opening to the garden, there is also a large Ingle Nook fireplace with multi fuel stove fire, complementing the exposed stone to the walls and wood flooring through out.

ADDITIONAL PHOTOS



KITCHEN

10'1" x 13'9" (3.09 x 4.20)



Range of wall and floor units with luxury granite worktops and inset Belfast sink with mixer tap. Range cooker with extractor hood, integrated fridge, freezer and dishwasher. Plumbed for automatic washing machine and wood flooring.

UTILITY ROOM

Range of wall and floor units with laminate worktops, tiled splashbacks and plumbed for automatic washing machine.

DOUBLE BEDROOM TWO

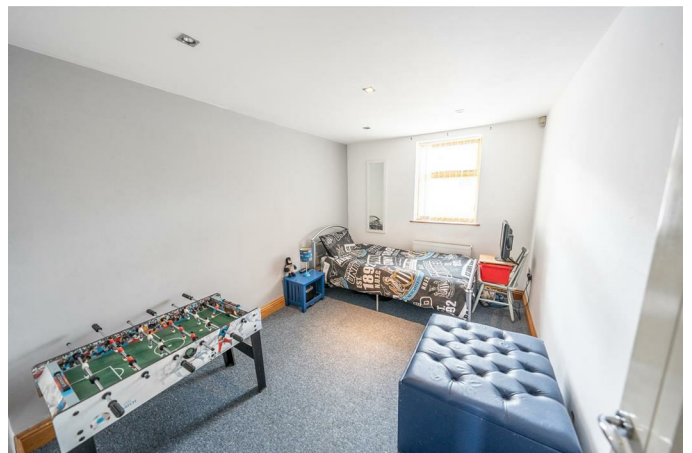
17'1" x 12'6" (5.23 x 3.83)



Double radiator and spot lighting.

DOUBLE BEDROOM THREE

12'0" x 8'7" (3.67 x 2.64)



Double radiator and spot lighting.

DOUBLE BEDROOM FOUR

13'5" x 8'4" (4.11 x 2.56)



Double radiator and tiled flooring.

FAMILY BATHROOM/WC

12'7" x 7'6" (3.85 x 2.29)



Free standing bath, low level wc, wash hand basin, separate shower cubicle with mains fed shower, spot lighting, extractor fan, chrome heated towel rail and tiled walls and flooring.

FIRST FLOOR



Accessed via the open staircase with gallery overlooking the lounge.

MASTER BEDROOM ONE

19'0" x 16'9" (5.81 x 5.13)



Range of fitted wardrobes, large storage cupboard, double radiator, cupboard housing the central heating boiler and Velux window.

EN SUITE BATHROOM/WC

11'10" x 7'8" (3.61 x 2.34)



Low level wc, wash hand basin, free standing bath with mains fed shower over, chrome heated towel rail, extractor fan, spot lighting and tiled walls and flooring.

EXTERNAL / GROUNDS



The property sits on approximately 3/4 of an acre which is laid mainly to lawn with fenced boundaries and gates access to a large gravelled driveway with sufficient parking for several cars leading to the stone built double garage.

A further approximate 2 acres of grazing land is attached to the property with stables, new timber cattery and original railway carriage, currently used for feed.

HORSE Paddock ONE



HORSE Paddock TWO



DOUBLE GARAGE AND STABLES



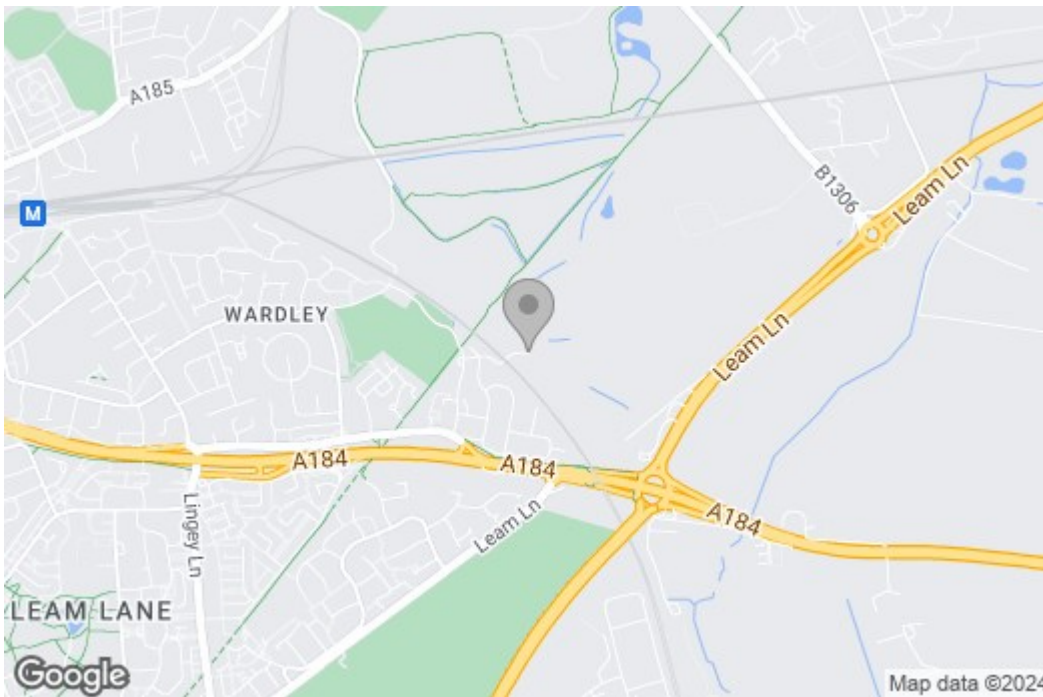
A stone built double garage with a Welsh slate roof, two up and over garage doors and light and power points.

EPC RATING

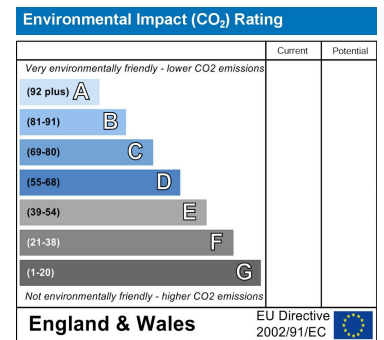
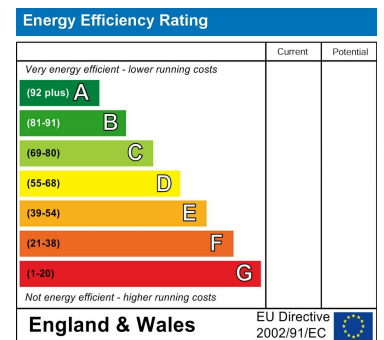
EPC INFORMATION EPC Rating - C

Floor Plan

Area Map



Energy Efficiency Graph



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