



## 3 Mill House Farm

Barrasford, Hexham, Northumberland, NE48 4BH

youngsRPS 



**3 Mill House Farm  
Barrasford  
Hexham  
Northumberland  
NE48 4BH**

**Guide Price: £329,950**

A Charming four bedroom bespoke stone built property with delightful south facing garden, detached Garage and off road parking pleasantly situated within the desirable North Tyne village of Barrasford.

- Four double bedrooms
- Bespoke stone built property
- Spacious dual aspect lounge
- South facing garden
- Detached garage and off-road parking
- Popular village location

**youngsRPS** 

**Youngs Hexham 01434 608980**

**[www.youngsrps.com](http://www.youngsrps.com)**





## DESCRIPTION

3 Mill House Farm is a delightful four double bedroom bespoke stone-built property with an attractive south facing garden. The property is well presented and has been well maintained.

The front door leads into the welcoming entrance hallway with stairs leading to the first floor and doors continuing into the spacious dual aspect lounge which benefits from a feature fireplace with a multi fuel stove and French doors leading to the rear garden.

The kitchen is fitted with a range of solid oak units with integral appliances including a fridge, freezer, electric oven and gas hob and tiled flooring. An archway opening leads through to the dining room and there is also a door leading from the kitchen to the utility room and wc as well as access out to the rear of the property.

On the first floor there are four double bedrooms, with the master bedroom benefitting from an en-suite shower room with WC, wash hand basin and shower. The family bathroom includes a panelled bath, shower unit, WC and wash hand basin.

Externally the front of the property shares a paved driveway leading to the garage and parking area. To The rear is a

delightful that garden is mainly laid to lawn, with paving and borders of flowers and shrubs.

## LOCATION

Barrasford is a desirable North Tyne village located only 7 miles from the popular market town of Hexham. Local amenities include a village shop, country pub 'The Barrasford Arms' and Chollerton First School.

Hexham is the amenity centre for the surrounding rural communities offering a variety of shops, services and social facilities. There are good road and rail links giving access to the main routes to Newcastle upon Tyne and Newcastle Airport to the east as well as Carlisle to the west.

## SERVICES

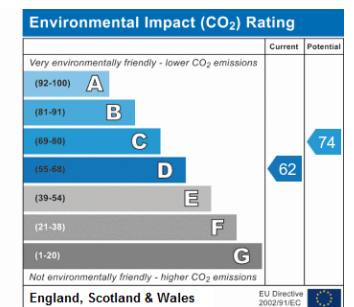
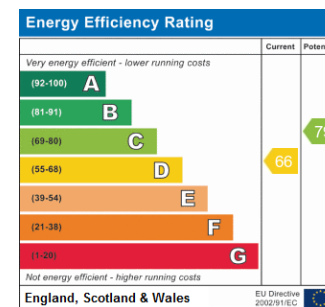
Mains electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

## CHARGES

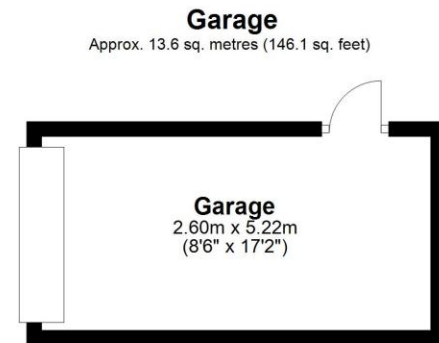
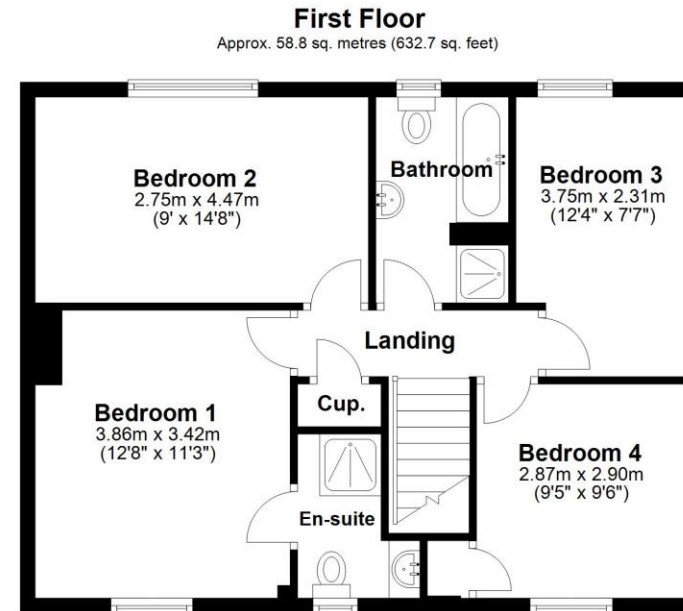
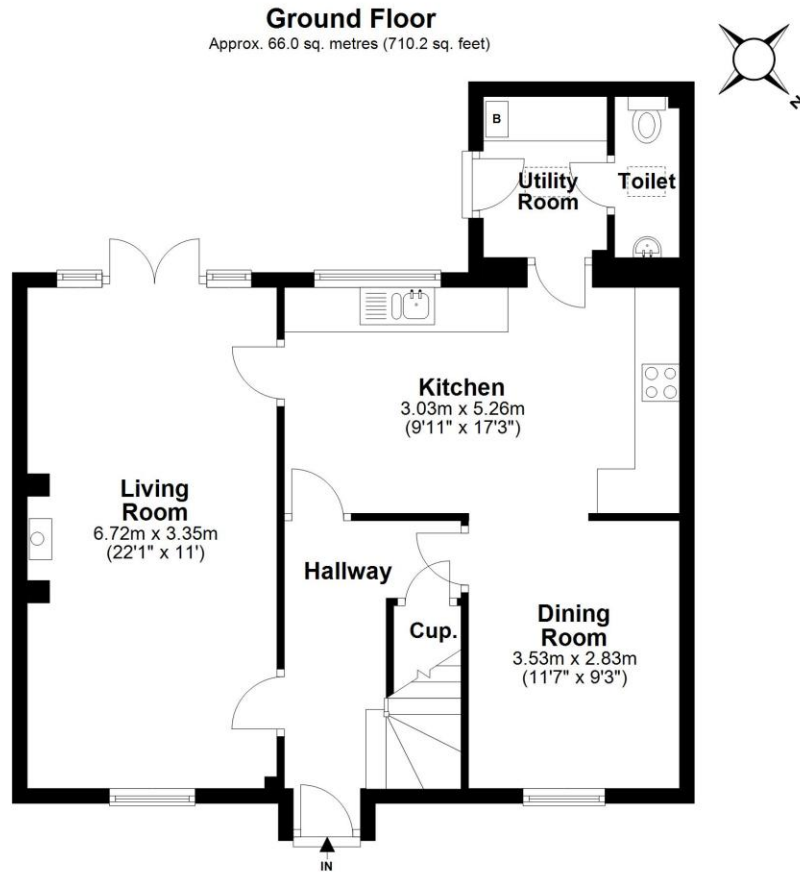
Northumberland County Council tax band E.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.







**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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