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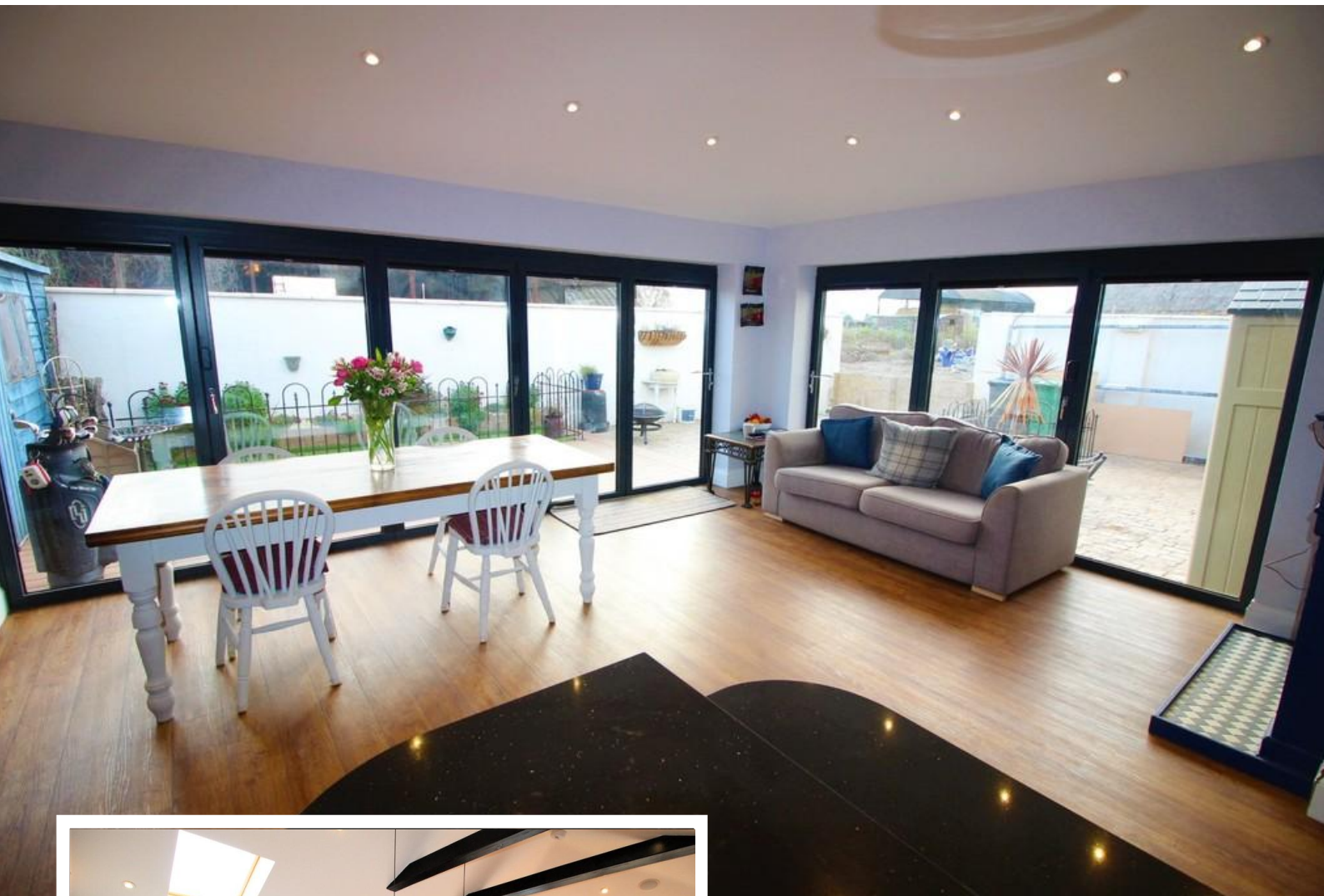
The Old Parlour
Newton Bewley, TS22 5PQ

- Stunning Barn Conversion
- Popular Village Location
- Two First Floor Double Bedrooms
- 23 ft. Kitchen/Living Space

£250,000

EPC Rating 'C-77'





Property Description

A stunning barn conversion, completed in early 2016, in this popular village located between Billingham and Hartlepool. This outstanding property offers versatile living space and boasts a 23 ft. open plan kitchen/living space with bi-folding doors opening to the garden, lounge, study/gym, 2nd reception room or 3rd bedroom, shower room and utility room to the ground floor all with underfloor heating, two first floor double bedrooms and a beautiful traditional style bathroom. There is parking to the front of the property with an enclosed patio garden to the rear.

ENTRANCE HALL Front aspect composite door with feature lights, internal window, spot lights, leading to:

RECEPTION HALL Open plan to kitchen living space with staircase to first floor, vaulted ceiling with Velux roof light, exposed original beams & spot lights, side aspect UPVC double glazed window and Kardean flooring with under floor heating.



RECEPTION ROOM TWO/BEDROOM THREE 11' 0" x 17' 6" (3.36m x 5.34m) Side aspect UPVC double glazed windows with fitted blinds and vaulted ceiling with spot lights.

SHOWER ROOM Corner cubicle with thermostatic mixer shower, pedestal wash basin and a low level WC, Karndean flooring with underfloor heating, UPVC splashbacks, extractor fan, spot lights and a chrome heated towel rail.

UTILITY ROOM 6' 9" x 7' 5" (2.07m x 2.28m) Velux roof light, base units & shelving with rolled worksurfaces incorporating stainless steel sink & mixer tap, space & plumbing for washing machine and tumble dryer, spot lights, extractor fan and a wall mounted boiler.



LOUNGE 16' 9" x 14' 4" (5.13m x 4.37m) Front & two side aspect UPVC double glazed windows and rear aspect UPVC double glazed French doors opening to the garden all with integrated blinds, feature fireplace with slate mantle & hearth, under stair storage cupboard and spot lights to ceiling.

STUDY/GYM 9' 0" x 7' 8" (2.76m x 2.34m) Karndean flooring with under floor heating and spot lights to ceiling.



OPEN PLAN KITCHEN/DINING ROOM 23' 7" x 19' 1" (7.20m x 5.82m) Side and rear aspect bi-folding doors opening to the garden and vaulted ceiling with Velux roof lights, exposed original beams and spot lights. A range of base & wall units including centre island & breakfast bar with granite worksurfaces & tiled splashbacks incorporating 1 1/2 bowl ceramic sink with mixer tap, integrated dishwasher, electric Rangemaster cooker with twin extractor hoods over and space for American style fridge/freezer. Feature fireplace with tiled hearth and Karndean flooring with underfloor heating.

FIRST FLOOR LANDING Two rear aspect UPVC double glazed windows with integrated blinds and a Velux roof light, exposed original beams, spot lights and wall lights.



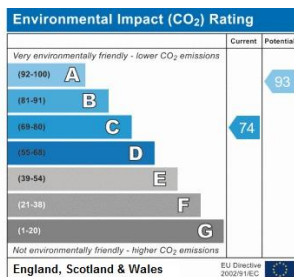
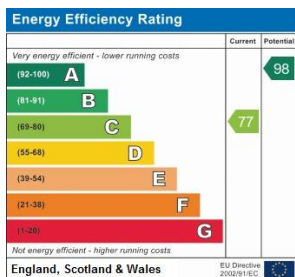
BEDROOM ONE 17' 8" x 11' 3" (5.39m x 3.43m) Front aspect UPVC double glazed window with integrated blinds, rear aspect UPVC double glazed French doors with integrated blinds and Juliet balcony. Vaulted ceiling with exposed original beams and spot lights, Karndean flooring, built-in wardrobes, wall lights and a period column radiator.

BEDROOM TWO 13' 9" x 8' 0" (4.21m x 2.45m) Front aspect UPVC double glazed window, vaulted ceiling with exposed original beams and spot lights, built-in storage cupboard and Karndean flooring.



BATHROOM Front aspect UPVC double glazed windows with integrated blinds, traditional style suite comprising; roll-top claw-foot slipper bath with telephone mixer tap and shower head, pedestal wash basin high level WC and a fully tiled walk-in cubicle with thermostatic mixer shower. Part tiled walls, tiled floor, column radiator with chrome towel rail and spot light to vaulted ceiling.

EXTERNALLY There is an imprinted concrete driveway to the front of the property providing parking. To the rear is an enclosed garden with imprinted concrete patio and further parking accessed via electric gate, composite deck, feature borders and a storage shed.



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