

BRUNTON

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ST CUTHBERTS ROAD, MARLEY HILL, NE16

£485,000

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HISTORIC HERITAGE HOME – COUNTRYSIDE VIEWS – DETACHED DOUBLE GARAGE/WORKSHOP

Brunton Residential are delighted to present this unique heritage property — one of the first original stone-built homes in Marley Hill. Carefully restored, it combines historic charm with a modern, energy-efficient renovation. Situated on a private road within an exclusive development, the home enjoys direct countryside access, open views across the Tanfield Railway corridor, and excellent connections to Whickham, Sunnyside, the A1 and the Metrocentre.

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The property briefly comprises the welcoming hallway, with a bespoke oak-and-glass staircase. The hallway leads to a separate lounge with a log-burning stove. The heart of the home is the 26' × 29' open-plan kitchen/dining/living hub, anchored by a second log-burning stove — a versatile space ideal for entertaining, family living, or home working. A utility room, WC, and storage complete the ground floor. The principal bedroom suite offers fitted wardrobes and a luxury en-suite, with the option to extend into the adjacent bedroom as a dressing room/nursery/walk-in wardrobe/office.

There are five bedrooms in total: Three front-facing doubles with countryside views, two rear bedrooms overlooking the rear garden. A fully tiled family bathroom provides both a bath and a separate shower.

Externally, the rear garden has been landscaped with a mix of lawn and patio, and offers scope for a hot-tub or outdoor entertaining area. To the front, additional garden space enhances kerb appeal with an enclosed lawned 'cottage' garden area. Opposite the home, a substantial detached double garage/workshop provides power, storage, electric roller doors and versatility for hobbies, classic cars, or a small business. Generous driveway parking is available across the plot.

Additional Features

Direct access to countryside paths and the Tanfield corridor,
Exclusive private-road development offering privacy and tranquility



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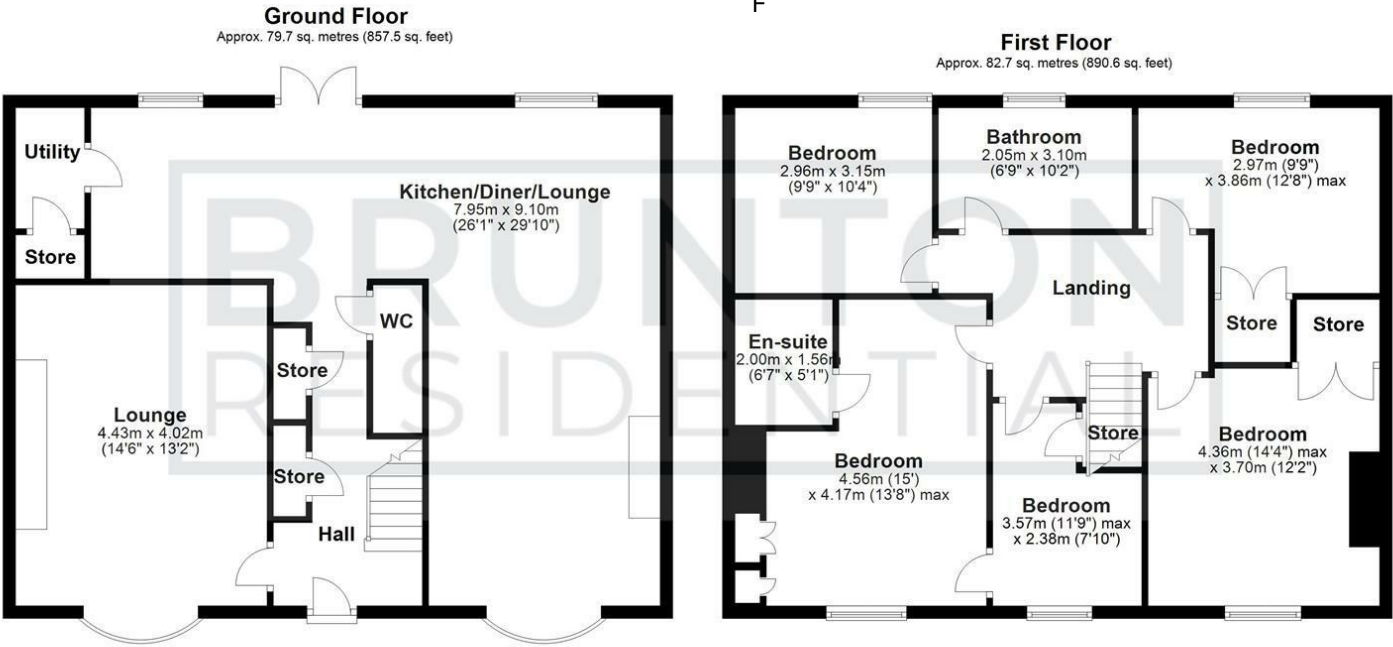
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 162.4 sq. metres (1748.1 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC