

# BRUNTON

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## RESIDENTIAL



**THE COACH HOUSE, KILN PIT HILL, CONSETT, DH8**

**Offers Over £475,000**

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Brunton Residential are pleased to present The Coach House, a beautifully converted stone and slate barn offering four bedrooms, set in a stunning rural location. This property boasts far-reaching views, a meticulously maintained garden, and a double garage.

Kiln Pit Hill, a small rural hamlet on the Northumberland and County Durham border. It's a quiet, scenic area that is primarily residential and surrounded by natural beauty, making it popular with those seeking a peaceful countryside lifestyle.

The property is ideally located for commuters, with easy access to the A68 and A69, which connect to Newcastle, Durham, and Carlisle. Railway stations at Stocksfield, Corbridge, and Riding Mill offer direct services to Newcastle and Carlisle, with further connections to major UK cities.

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Upon entering the property, you are greeted by a spacious entrance porch that leads into a striking wood-floored hallway, complete with a staircase ascending to the first floor. To the left, the well-appointed kitchen boasts a range of base and wall units, stylish tiled splashbacks, and a front-facing window. It features an integrated Bosch oven and induction hob, as well as a stainless steel sink with a mixer tap. The adjoining utility room offers ample space for a washing machine, tumble dryer, and plenty of countertop space, along with access to the double garage.

Adjacent to the staircase is a convenient WC and a storage cupboard. The ground floor has been thoughtfully redesigned to create a large reception room, featuring double doors and a beamed ceiling. At one end of the property, one section of the grand lounge sits beneath a vaulted ceiling, complete with a stone fireplace and a multi-fuel burning stove. Exposed beams throughout the home lend warmth and character to the space.

Upstairs, there are four generously-sized double bedrooms. The principal bedroom enjoys the luxury of a walk-in wardrobe, an en-suite shower room, and views over the south-facing garden. A second bedroom also benefits from an en-suite, while the remaining two bedrooms share a spacious family bathroom, with tiled walls, a pedestal wash basin, a bath, and a walk-in shower.

Externally, the property offers a paved courtyard with parking for two vehicles at the front, along with a double garage. To the rear, you'll find a patio area, with log store, shed and a large lawned garden, all set against the backdrop of breathtaking south-facing views.



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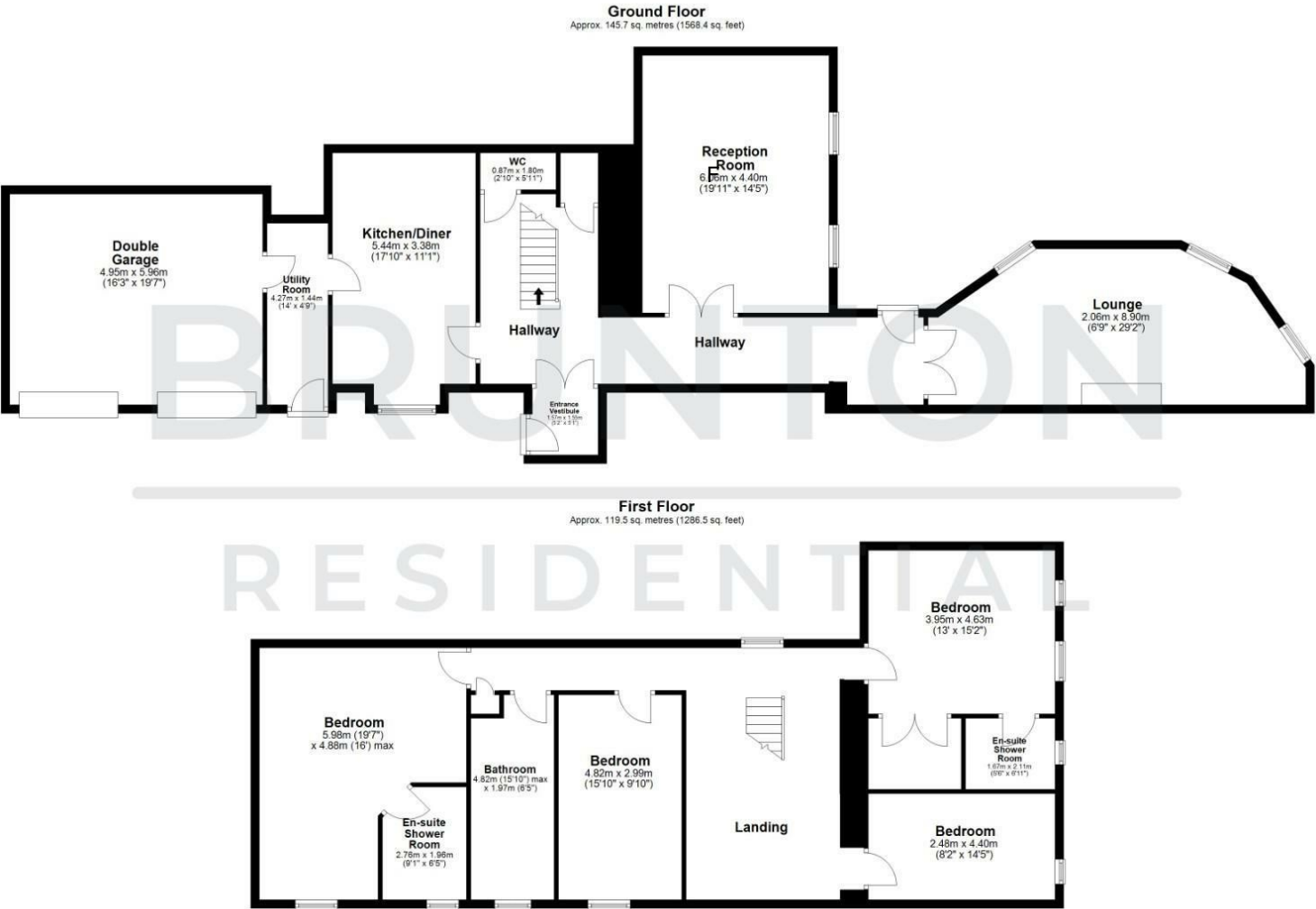
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Durham County Council

COUNCIL TAX BAND : F

EPC RATING : D



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92 plus) <b>A</b>                          |         | 87        | (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            | 59      |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |