

BRUNTON

RESIDENTIAL



STONEY BECK COTTAGE & STONEY WALL APARTMENT, GREENHEAD, BRAMPTON,

£425,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL

Stone Built Detached Home | Five Bedrooms | Stunning Rural Location

An Exceptional Detached Stone Property Offering Versatile Living Space with Four Bedrooms, Two Reception Areas, a Generous Modern Kitchen, Beautiful Countryside Views, and a Self-Contained Annex. The Annex Features a Bedroom with En Suite Bathroom, an Open-Plan Living Area, and an Additional Shower Room.

The property is ideally situated just outside the rural village of Greenhead and close to the nearby village of Gilsland, both offering access to local amenities. The market towns of Haltwhistle and Brampton are also within easy reach, providing further services and excellent transport links.

****Stoney Beck Cottage was recently short listed shortlisted by the BBC for Escape to the Country****

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Stoney Beck Cottage is accessed via an entrance porch that leads into a hallway. To the left of the hallway, you'll find a spacious, modernised kitchen—updated by the current owners—featuring high-quality cabinetry, a Belfast sink, integrated appliances such as a dishwasher, and a range oven. This space also includes a large utility room with a ceramic sink and mixer tap, space for a washing machine, and housing for the boiler.

There is also a bathroom with a bath and overhead shower, a pedestal wash basin, and a WC. To the right of the hallway is a generous lounge, featuring original wooden beams and an inglenook fireplace with a stove. At the rear, there's an extended dining room.

On the first floor, there are four well-sized bedrooms and a family bathroom with a bath, overhead shower, pedestal hand basin, and WC. Stoney Beck Cottage also benefits from its own garden, with a gravelled driveway, large lawned area, paved sections, a summer house, and off-road parking.

Stoney Wall Apartment is an annex finished to a high standard throughout. It offers a modern kitchen with integrated appliances and an open-plan dining and living area. Downstairs, there is a WC with a shower. Upstairs, you'll find a large double bedroom with an en-suite bathroom, including a bath and WC. The property benefits from its own private garden and a hot tub. It is currently used as a holiday let, providing a significant rental yield each year.



BRUNTON

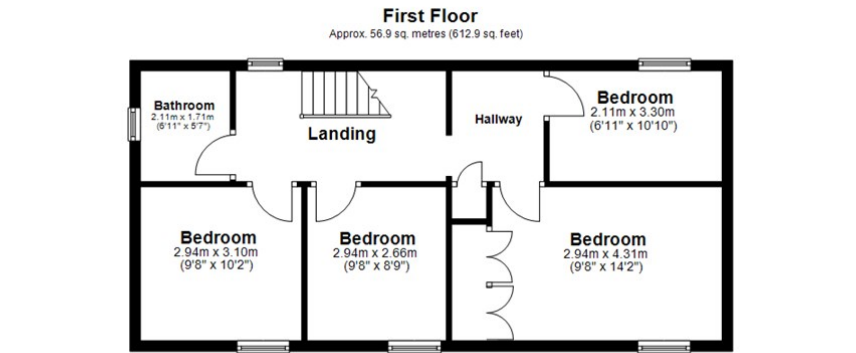
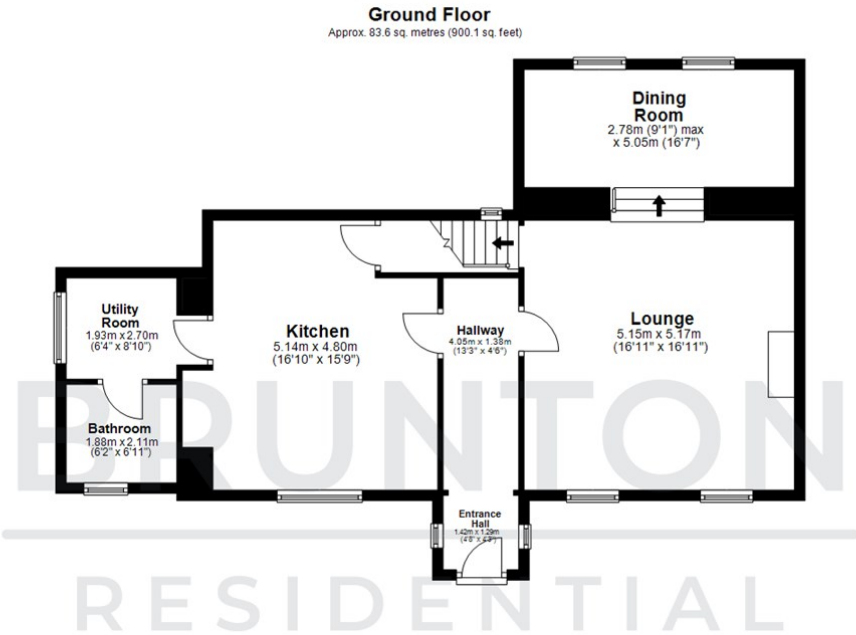
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING :



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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 CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		