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BROOMHAUGH, RIDING MILL

Offers Over £675,000

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Delightful Stone-Built Detached Family Home, situated within a desirable village, boasting over 2300 sq ft of internal living space. Features include Two Generous Reception rooms, a Kitchen/Breakfast room, Five Double Bedrooms, Family bathroom, and Three En-suited. Externally, the property offers a driveway with off-street parking for several vehicles.

This excellent family home is perfectly situated in Broomhaugh, an attractive area located on the outskirts of Riding Mill, a sought-after village in the scenic Tyne Valley, popular with commuters. The village itself offers a variety of local amenities, including a welcoming pub, two well-used village halls, churches of several denominations, an active calendar of clubs and societies, a tennis club, and a twice-weekly community café.

Just a short distance away, the historic village of Corbridge provides a broader selection of day-to-day services. Nearby, Matfen Hall, Close House, and Slaley Hall provide excellent options for leisure and golfing. The market town of Hexham offers an even wider range of facilities.

Families are well-catered for with a First School in the village, a highly regarded Middle School in Corbridge, & secondary education available in Hexham. The area also benefits from excellent private schools, including Mowden Hall just outside Corbridge, which educates children from nursery age to 13, alongside a number of respected day schools in Newcastle.

Transport links are excellent. The A69 offers direct routes to Newcastle in the east and Carlisle in the west, with convenient connections to the A1 and M6. Riding Mill has its own railway station offering regular services between Newcastle and Carlisle, with further connections to major UK cities. Newcastle International Airport is also within easy driving distance.

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This beautifully presented and substantially improved home offers spacious and flexible living across two floors. On entering the property, you're greeted by a generous hallway with a staircase leading to the first floor. Beneath the stairs is a large storage cupboard, and there is also a ground-floor WC.

To the right is a spacious kitchen/diner, finished with tiled flooring and fitted with high-quality base and wall cabinetry. The kitchen benefits from dual-aspect shutter-style windows, a Mercury 5-ring range cooker with extractor, thoughtfully placed spotlights, and access to a generous utility room. The utility features space for three appliances, a stainless steel sink with dual taps, additional worktop space, and houses the fridge-freezer. A side external door leads from the utility to the garden.

To the left of the central hallway is a large double bedroom, converted from the former garage. This room includes a private en-suite with WC, pedestal sink, shower enclosure, and heated towel rail.

At the rear of the property is an impressive lounge, opened up by the current owners to create a stunning, light-filled living space. This room includes a feature fireplace, triple-aspect windows, and two sets of French doors opening onto the rear garden. The room has wooden flooring and flows into the dining area through additional French doors. The dining room includes a striking stone feature wall, large glass windows, and further French doors to the garden.

Upstairs, there are four generously sized bedrooms. To the right of the landing is a large double bedroom with built-in wardrobes, a mix of Velux and standard windows, and an en-suite shower room with fully tiled walls, a walk-in shower, ceramic vanity sink, WC, and heated towel rail. The principal bedroom, located at the rear, features thoughtfully placed windows that maximise natural light. It offers ample space for wardrobes, a dressing area, and an en-suite with a walk-in shower, ceramic vanity sink, WC, heated towel rail, and tiled walls. A third double bedroom includes built-in wardrobes, while the fourth is currently used as a child's bedroom. The family bathroom is well-appointed with a bath and overhead shower, fully tiled walls, ceramic vanity sink, WC, and heated towel rail.

Externally, the property boasts a gated driveway with ample off-street parking at the front, alongside well-maintained, bordered garden areas with fenced and stone wall boundaries. There is a 7kw EV charge point for car.

To the rear is a fantastic garden space with a large paved patio, a decking area housing a covered hot tub, and an excellent garden room with space for a pool table. The rear garden also includes a second shed and a partially converted garage used for storage.



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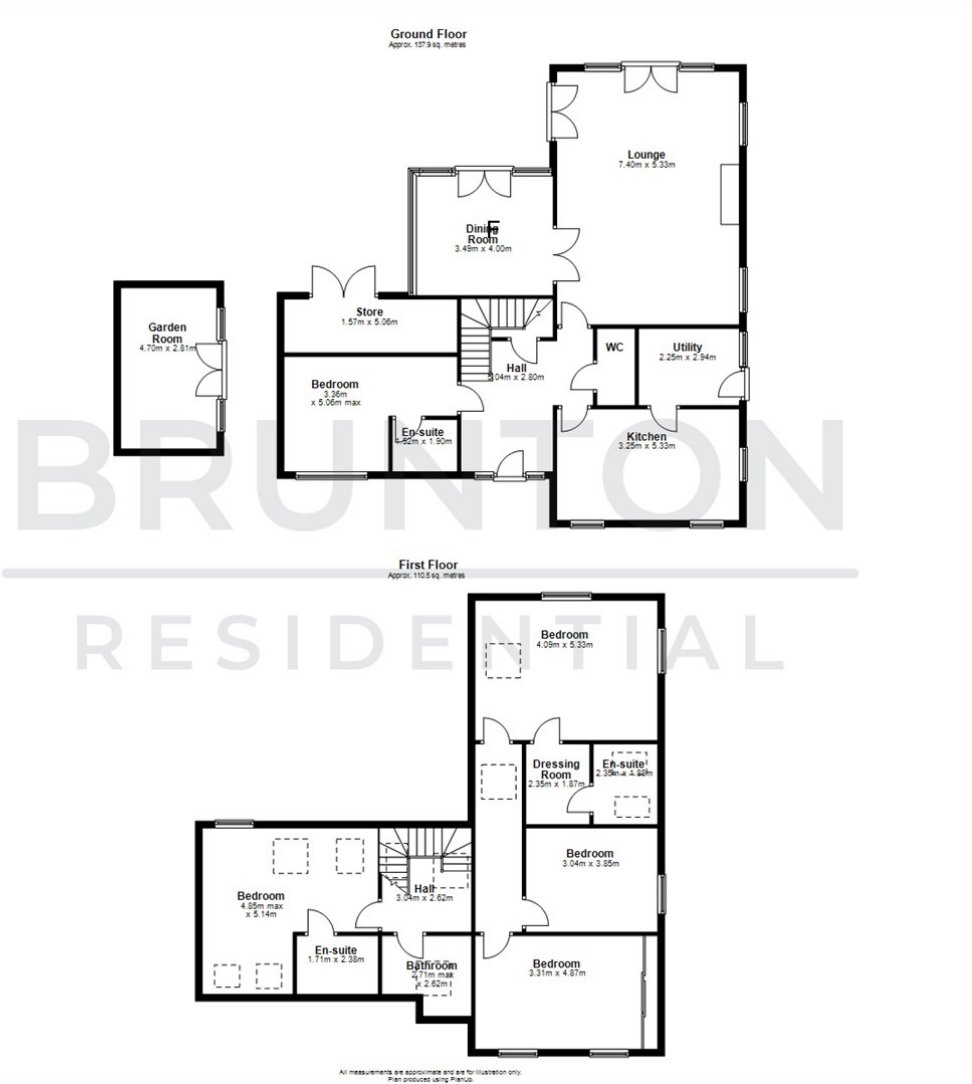
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



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