

BRUNTON

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ST. PETERS WAY, HUMSHAUGH, HEXHAM, NE46

Price Guide £545,000

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This luxury four-bedroom detached home, built by Cussins Homes and located in the desirable village of Humshaugh, offers stylish and spacious living throughout. The property features a generous lounge, a contemporary open-plan kitchen, dining, and family area with direct access to the garden, and a versatile ground-floor reception room, ideal for use as a home office or playroom. Upstairs, there are four well-proportioned bedrooms, including a principal suite complete with fitted wardrobes and a private en suite, along with a modern family bathroom.

Situated in the picturesque village of Humshaugh, the property is close to a thriving village hall that hosts regular events and activities, a community-run village shop for daily essentials, a well-regarded doctors' surgery, a beautiful historic church, and a popular, family-friendly public house.

Humshaugh benefits from excellent transport links. The nearby A69 provides easy access to Hexham, just a short drive away offering additional shops, supermarkets, and railway connections to Newcastle and Carlisle. Regular bus services also connect the village to surrounding towns, making it a convenient location for commuters and families alike.

Families are well catered for, with Humshaugh Church of England First School, located within the village and enjoying a strong local reputation. Older children have access to a selection of highly rated middle and high schools in nearby Hexham, supported by reliable school transport services.

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The internal accommodation briefly comprises: Entrance hall with wood-effect flooring and stairs rising to the first floor. To the left is a spacious lounge with a front-aspect window, while to the right there is access to a ground floor WC and a versatile reception room, which features a wall of sliding-door fitted wardrobes and a front-aspect window.

At the rear of the hallway lies an open-plan kitchen, dining and family room, complete with an understairs storage cupboard and bi-fold doors opening onto the rear garden. The kitchen is finished to a modern standard, fitted with integrated appliances including an oven, hob, extractor fan and wine cooler, and enjoys a rear garden outlook from its window.

To the first floor, the landing provides access to four bedrooms. The principal bedroom includes sliding-door fitted wardrobes and an en suite shower room. A second bedroom also benefits from sliding-door fitted wardrobes, and one further bedroom features a storage unit. There is an additional storage unit on the landing. The remaining bedrooms are served by a family bathroom fitted with a bath, overhead shower, washbasin, WC and heated towel rail.

Externally, to the rear is a generous garden laid to lawn, complemented by a paved seating area, well-stocked borders and fenced boundaries. To the front a neat paved driveway with garage and small neat lawned front garden.



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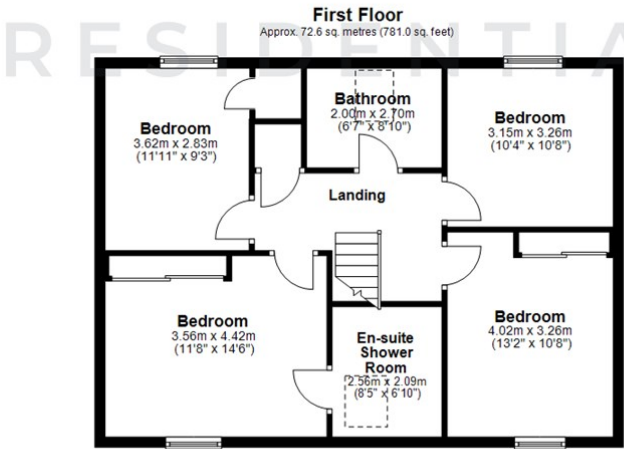
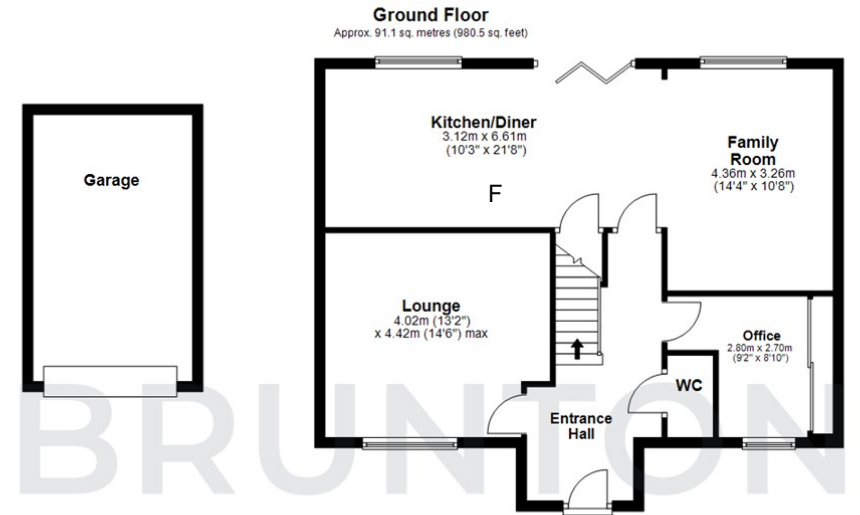
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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

