

**BRUNTON**  
RESIDENTIAL



**FORSTERSTEADS, ALLENDALE, HEXHAM, NE47**

Offers Over £375,000

# BRUNTON

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## RESIDENTIAL









A charming three-bedroom detached house in the picturesque village of Allendale, set in the heart of the beautiful North Pennines Area of Outstanding Natural Beauty. This well-proportioned home offers versatile and comfortable accommodation, complemented by a peaceful garden, off-street parking and a garage, making it ideal for those seeking rural living without sacrificing everyday convenience.

Allendale boasts a friendly community and a range of amenities, including a supermarket, post office, butcher's shop, chemist and doctors' surgery, as well as a selection of cafés and pubs right on your doorstep. The village offers excellent schooling, such as Whitfield CofE Primary School, Haydon Bridge High School and the highly regarded Queen Elizabeth High School. In nearby Hexham, just 10 miles away, there are further amenities, including supermarkets, restaurants, cafés, healthcare facilities, and a wide range of retail and leisure options.

The A69 and A68 provide quick road links to Newcastle, Carlisle, and other regional centres. Haydon Bridge railway station, located approximately 8–10 miles away, offers regular services to key northern cities. Local bus routes also serve surrounding villages and towns, ensuring you're never far from what you need.

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The internal accommodation begins with a front porch, providing access to a convenient downstairs WC. From the entrance hallway, stairs rise to the first floor on the left, while to the right is a spacious and light-filled living room, enhanced by a wood-burning stove.

To the rear of the property, the hallway leads into a generous kitchen, fitted with a range of tastefully modernised wall and base units and integrated appliances including a fridge freezer, dishwasher, and extractor fan. The kitchen features tiled splashbacks, a ceramic sink with a stainless-steel mixer tap, and ample space for dining. Double patio doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Positioned to the left of the kitchen is a separate utility room and a dedicated home office. The garage is accessed via the utility room and is currently configured as a games room, though it could easily be converted back into a traditional garage if required.

On the first floor, the landing provides access to three well-proportioned double bedrooms. The principal bedroom benefits from rear-aspect views and fitted wardrobes. The spacious family bathroom comprises a WC, wash basin, heated towel rail, and a bath with an overhead shower, with partially tiled walls.

Externally, the property boasts a large paved and lawned outdoor area, offering a private and versatile space ideal for both family life and entertaining. To the right are neatly raised planted beds, while to the left sits a polytunnel. The garden slopes down to a woodland and stream, offering stunning views. Wildlife is abundant, you can often spot red squirrels, roe deer, and owls.

To the front, the property benefits from off-street parking, a garage, and attractively landscaped shrubs, all of which enhance the home's kerb appeal.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	