

BRUNTON

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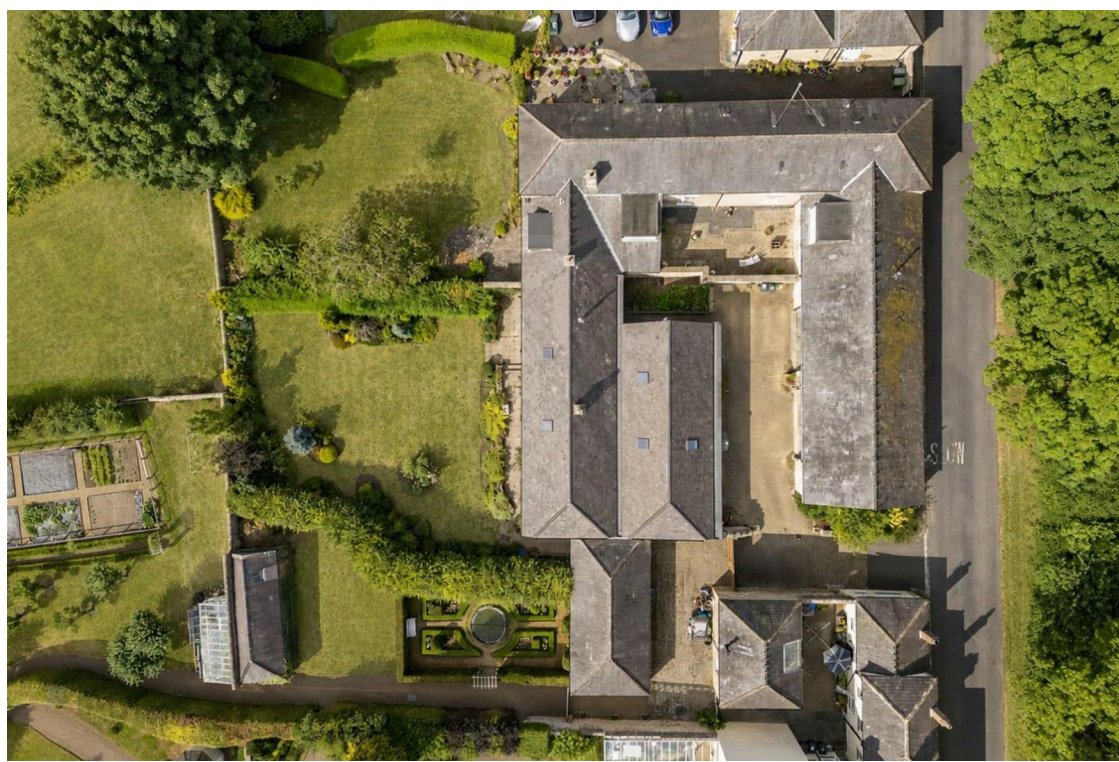
MIDDLE RIDING, RIDING MILL, NE44

£700,000

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Boasting over 2,000 sq ft of versatile living accommodation, a substantial car port and beautifully maintained south-facing gardens with stunning countryside views, Middle Riding is a spacious four-bedroom detached bungalow occupying a peaceful rural setting just over a mile from the highly sought-after village of Riding Mill.

This generously proportioned family home offers flexible accommodation with four double bedrooms and excellent potential for modernisation, providing an exciting opportunity for purchasers to create a home tailored to their own tastes. The mature south-facing gardens enjoy a wonderful outlook across the surrounding countryside, combining the tranquillity of rural living with exceptional convenience.

Situated a mile west of Riding Mill, one of the Tyne Valley's most desirable villages, the property enjoys easy access to the market towns of Corbridge and Hexham, as well as Newcastle City Centre via the A69. Riding Mill itself offers a welcoming community with a popular public house, tennis club, community hall and its own railway station, providing regular services to Newcastle, Carlisle and throughout the Tyne Valley. The area is also renowned for its outstanding schooling, with excellent state schools nearby and highly regarded independent schools, including Mowden Hall, all within easy reach via daily school transport.



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The internal accommodation comprises: a spacious entrance hall providing a central point to the various living and sleeping areas within the home. Positioned to the rear of the property is an impressive living room, featuring a fireplace and generous proportions, with doors leading directly into a delightful sun room enjoying attractive views over the rear gardens. Adjacent to the entrance hall is a substantial dining room, ideal for both formal entertaining and family gatherings, which benefits from access to a useful pantry. Located beyond is an excellent-sized kitchen fitted with an extensive range of wall and base units, offering ample preparation and storage space.

The bedroom accommodation is positioned separately from the main living areas and comprises four bedrooms. The principal bedroom benefits from ensuite bathroom, whilst the remaining bedrooms are served by a family bathroom. The property also benefits from a useful utility room together with a separate WC, adding further practicality to the layout.

Externally, the property occupies a generous plot with ample driveway parking and a large carport incorporating four useful storage areas. The south facing rear gardens are predominantly laid to lawn with mature hedged boundaries and established planting, creating a pleasant and private outdoor environment.



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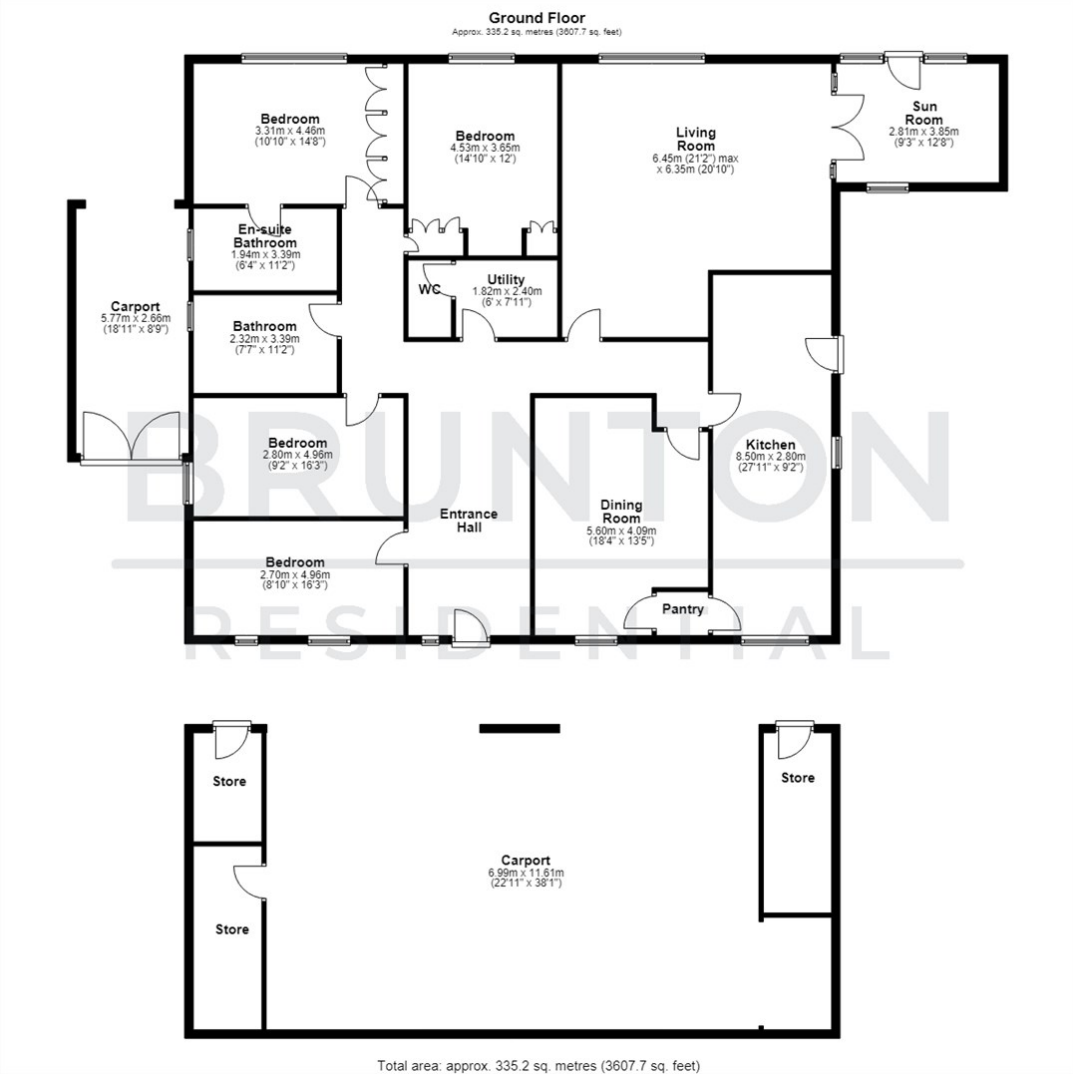
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E



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					
EU Directive 2002/91/EC					
England & Wales			England & Wales		

Energy Efficiency Rating: 43 (Current), 71 (Potential)

Environmental Impact (CO₂) Rating: E (Current), F (Potential)