

# BRUNTON

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RESIDENTIAL



**SHOTLEY BRIDGE, CONSETT, DH8**

**£540,000**

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**Stylish and Characterful Four-Bedroom Detached Home Set Within the Exclusive Newlands Grange Estate Near Whittonstall. Offering Vaulted Ceilings, Impressive Open-Plan Living Space, Courtyard Gardens to Front and Rear, and Versatile Layout with Contemporary and Rustic Features.**

The accommodation includes four bedrooms, two bathrooms (including a steam/shower room), a utility room, and a spacious open-plan kitchen/dining/living area with original stone arches, exposed beams, and a traditional multifuel stove.

Positioned in open countryside near the village of Whittonstall, the home enjoys access to scenic walking routes, Derwent Reservoir, Slaley Hall, and excellent local schooling. Nearby Corbridge, Hexham, and Shotley Bridge offer a full range of amenities, while Newcastle, Durham, and major transport links are all within easy reach.

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The internal accommodation briefly comprises: an entrance into a welcoming hallway, which leads to four well-proportioned bedrooms, each offering vaulted ceilings, exposed beams, and Velux windows that fill the rooms with natural light. The principal bedroom is located at the far end of the hall and is complemented by an adjacent shower/steam room. Bedroom two benefits from a door leading directly to the private courtyard garden. Bedroom three and four are also comfortable doubles.

Further along the hallway is a contemporary family bathroom, while a separate utility room is conveniently positioned near the main living space.

At the heart of the home lies an impressive open-plan kitchen/diner/lounge area. The sleek, modern kitchen is ideal for entertaining, with ample storage and preparation space. Two original stone byre arches provide striking architectural features, opening out to the private courtyard. Vaulted ceilings, exposed beams, and Velux windows create a sense of light and space, while a traditional multi-fuel log burner with a ceiling-height flue brings warmth and character to the lounge area.

Externally, the property enjoys two patio areas, situated to the north and south, offering sheltered outdoor dining space and sun throughout the day. The south side also features a gravelled courtyard with a rockery, mature trees, and shrub borders. There may be an opportunity to purchase an additional 3 acres of land under separate negotiation.



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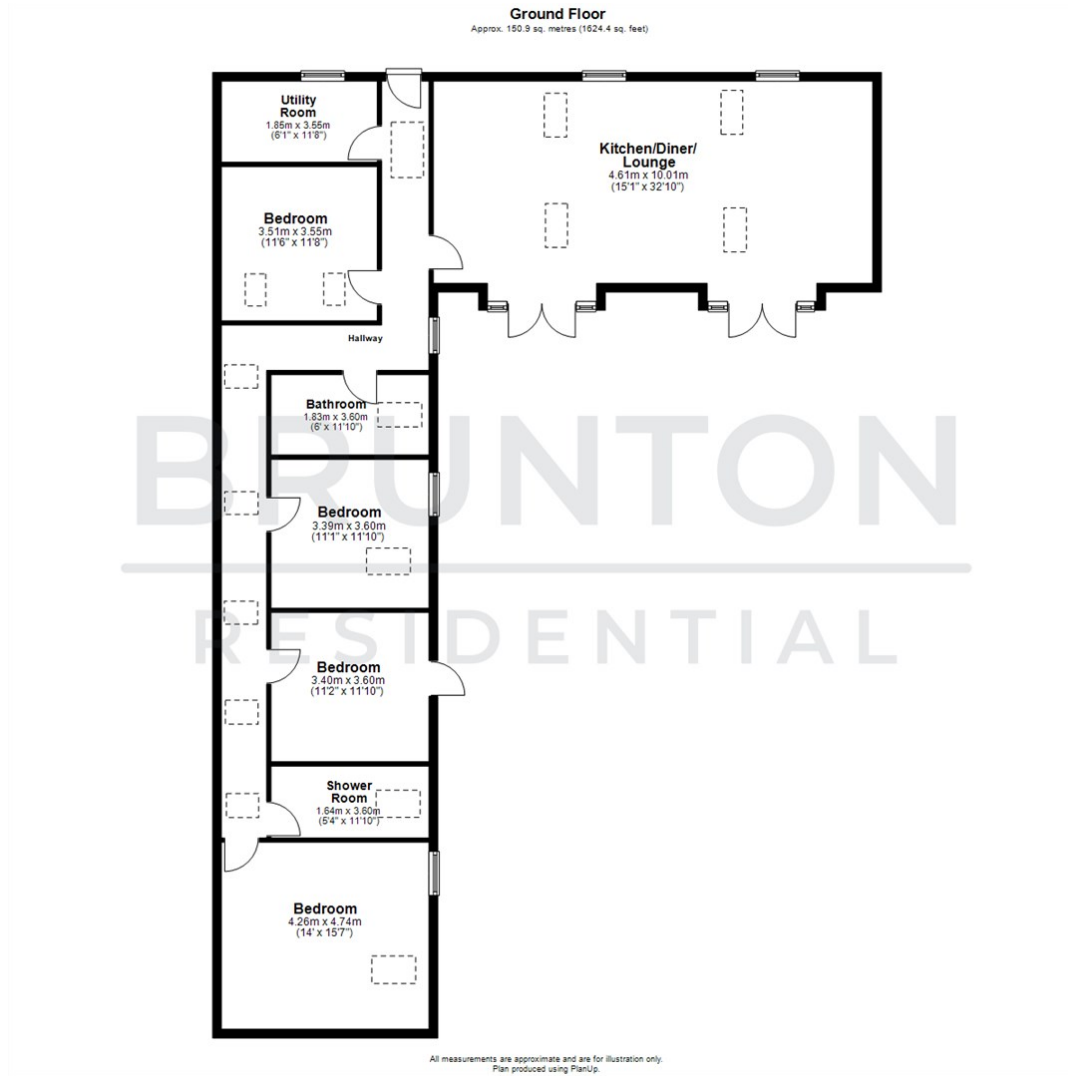
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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	79
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	