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WEST NEUK, HUMSHAUGH, NE46

Offers Over £700,000

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Exceptional Stone-Built Detached Bungalow Boasting Close to 1,800 Sq ft of Internal Living Space with a Beautiful Living Room, Superb Garden Room with Direct Garden Access, Stylish Re-Fitted Kitchen/Dining Space, Three Bedrooms, Re-Fitted Bathroom & En-Suite Shower Room, Extensive Lawned Gardens, Off Street Parking & Integral Garage.

This outstanding home has been thoughtfully transformed by the current owners to create one of the area's finest single-storey homes. Combining timeless character with outstanding contemporary styling, the property has undergone an extensive programme of high-quality improvements, including a renovated roof, bespoke windows, a stunning replacement kitchen and beautifully appointed bathroom suites, resulting in a home that is ready to move straight into.

The accommodation has been carefully designed to maximise both natural light and flow, with spacious reception areas connecting effortlessly to the heart of the home. From the elegant sitting room and garden room to the bespoke kitchen with its central island, every space has been finished to an exacting standard, while three generous bedrooms and luxurious bathrooms provide exceptional comfort for modern living.

Situated within the historic part of the highly sought-after village of Humshaugh, the property enjoys an idyllic setting surrounded by Northumberland countryside. The village offers a welcoming community, local amenities and excellent access into the nearby Hexham, Corbridge and the National Park, making it an much sought after location for buyers seeking a peaceful rural lifestyle without compromising on everyday convenience.

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The internal accommodation is immaculately presented throughout and briefly comprises a welcoming central reception hallway with attractive solid oak flooring, setting the tone for the quality found throughout the home. The spacious sitting room is centred around an attractive multi-fuel stove, creating a warm and inviting living space, while large bi-folding doors open into a superb garden room with a solid roof. Filled with natural light and enjoying French doors opening onto the front gardens, this versatile room provides an excellent additional reception area.

The garden room flows effortlessly into the stunning open-plan kitchen and dining room, which has been thoughtfully remodelled to a high specification. The kitchen features bespoke cabinetry, premium work surfaces, a large central island with breakfast bar seating, and a comprehensive range of integrated Neff appliances. The adjoining dining area offers the perfect space for both everyday family life and entertaining guests.

An inner hallway leads to three well-proportioned bedrooms. The impressive principal suite benefits from bespoke fitted wardrobes and a beautifully appointed, recently re-fitted en-suite shower room. The second bedroom features bespoke fitted cabinetry, creating an ideal home office or guest bedroom, while the third is a comfortable double bedroom with bespoke fitted wardrobes. The bedrooms are served by a luxurious family bathroom featuring a freestanding bath, separate walk-in shower, and high-quality contemporary fittings.

Externally, the property occupies a superb position, enjoying far-reaching views across the surrounding countryside. A private driveway provides ample off-road parking and leads to an integral garage with useful workshop space. The landscaped gardens have been thoughtfully designed to complement the property's attractive stone-built character and are laid predominantly to lawn with well-stocked flower and shrub borders, together with attractive paved patio seating areas, creating an ideal setting for relaxing and entertaining outdoors.

The property benefits from a newly installed security and CCTV system.



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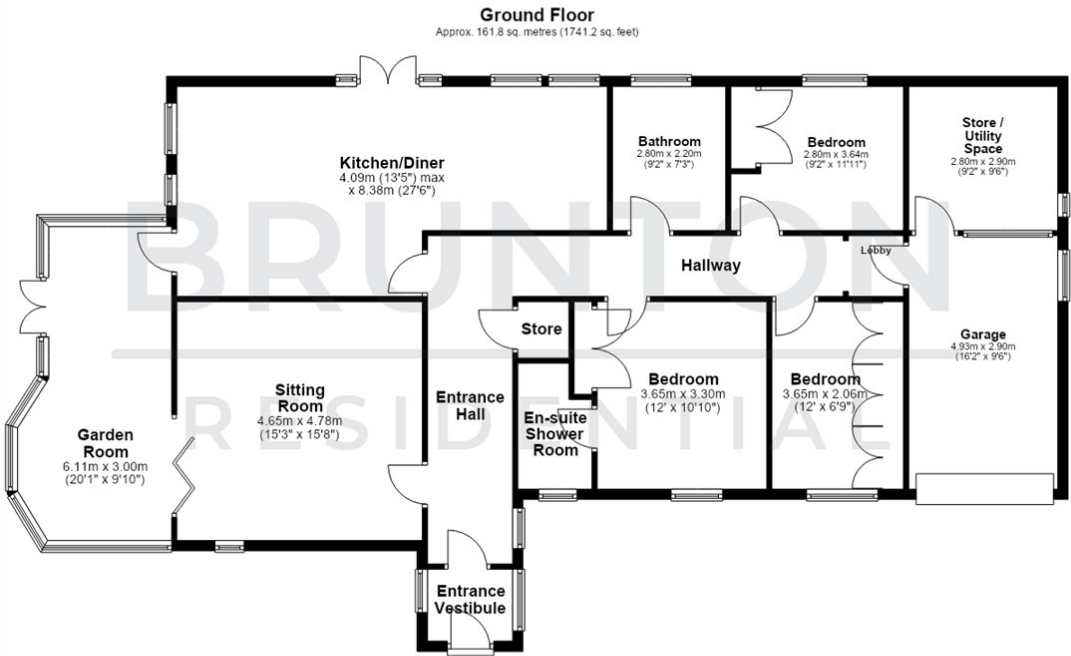
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 161.8 sq. metres (1741.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC