

BRUNTON

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HORSLEY, NORTHUMBERLAND, NE15

£475,000

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Beautifully appointed three-bedroom detached dormer bungalow occupying a substantial plot on East Holme, Horsley, offering extensively refurbished accommodation, generous gardens and excellent versatility throughout.

The accommodation centres around a stylish fitted kitchen, a spacious living room with a feature fireplace, a separate dining room and a conservatory overlooking the garden. Two double bedrooms, a family bathroom and a separate WC are located on the ground floor, while the first floor is dedicated to an impressive main bedroom with fitted storage and provision for a future en suite. Outside, the property benefits from wrap-around gardens, a detached garage, off-road parking and a timber garden building with power.

The property enjoys a peaceful rural setting with a popular village pub, café and scenic walking routes nearby, alongside additional amenities in surrounding villages. Horsley falls within the Ponteland school catchment area, with free transport to Ponteland schools provided by the County Council. Mowden Hall Preparatory School is located just outside Corbridge, while Newcastle offers a selection of highly regarded private day schools. Excellent connectivity is provided via the A69, offering easy access to Newcastle, Hexham and neighbouring towns, while rail services are available from Wylam and Prudhoe stations. Its combination of countryside surroundings, space and accessibility makes it particularly appealing to families and those seeking village living without sacrificing convenience.

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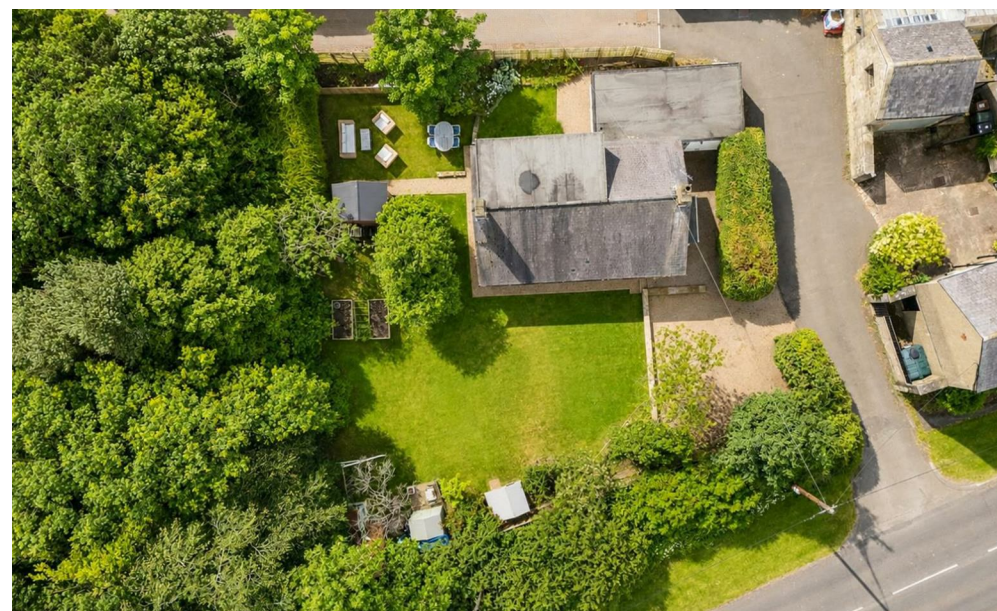
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The internal accommodation comprises: an entrance porch leading into the kitchen, a beautifully presented space fitted with shaker-style cabinetry, extensive work surfaces, a range cooker, integrated wine coolers and a ceramic sink positioned beneath a large window overlooking the garden. An opening; framed by an exposed timber beam leads through to the living room, a welcoming reception space featuring wood flooring, recessed ceiling lighting and an exposed brick fireplace with a stone hearth creating an attractive focal point. Beyond, the dining room provides additional reception space with French doors opening to the outside, while stairs lead up to the first floor.

The ground floor continues with two well-proportioned double bedrooms, both enjoying attractive outlooks and character features. These rooms are served by a well-appointed family bathroom fitted with a bath, separate shower, wash basin and WC, while a convenient WC provides additional practicality for everyday living.

Stairs lead up to the first floor, where the main bedroom occupies almost the entirety of the upper level. This impressive room offers generous proportions and benefits from an extensive range of fitted wardrobes, creating a comfortable and private space. Useful loft storage is also available, while plumbing has been installed to facilitate the creation of an en-suite bathroom should a future owner wish to complete the works.

Approached via a gravel driveway, the property benefits from off-road parking and access to a detached garage. Occupying a substantial plot, the wrap-around gardens are predominantly laid to lawn and bordered by mature trees, shrubs and established planting, creating a private setting. A detached timber garden building with power provides excellent versatility for home working, hobbies or leisure use, while raised planting beds, gravelled areas and established greenery further enhance the outside space.



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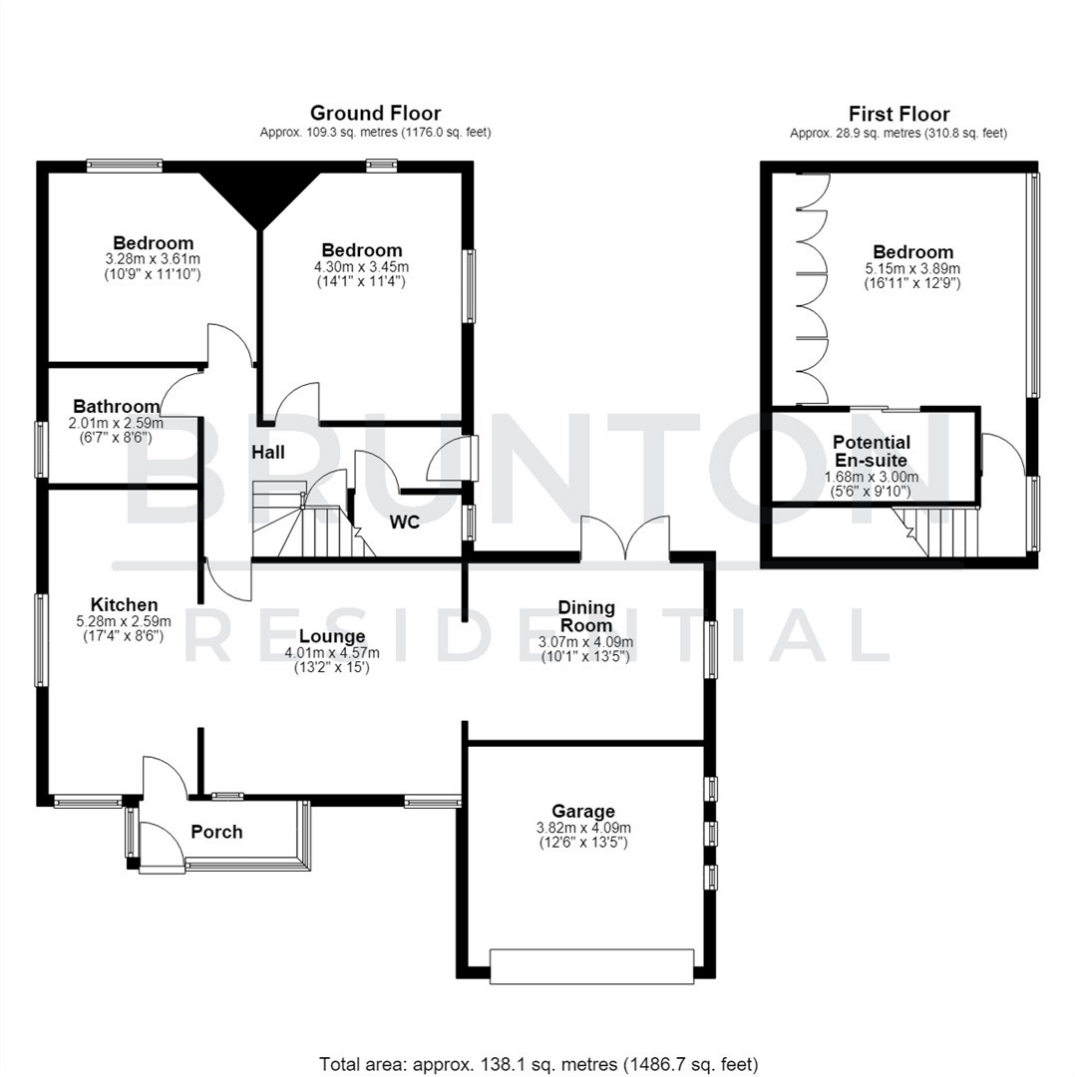
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



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	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	EU Directive 2002/91/EC