

**BRUNTON**  
RESIDENTIAL



**OGLE, NORTHUMBERLAND, NE20**

Offers Over £850,000

# BRUNTON

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## RESIDENTIAL





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Life's too short to drink cheap wine





A charming detached farmhouse situated on the periphery of the picturesque village of Ogle. This property offers generous living accommodation including a sizeable dining kitchen, a comfortable living room, garden room, formal dining room for entertaining, a charming snug, four well-proportioned bedrooms, with the principal bedroom and a second bedroom benefiting from their own en-suite shower facilities and an impressive family bathroom.

This home offers easy access to Ponteland village (only an 8 minute drive) Morpeth, Newcastle upon Tyne and the surrounding areas. It is a short drive to local amenities, including shops, parks, and excellent transport links and highly regarded schools.

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The front door opens to a welcoming reception hallway that includes cloak storage and access to a ground-floor WC. There is a stylish dining kitchen, well-equipped with ample floor and wall units and features integrated appliances and a breakfast bar. The kitchen leads through to a connecting hallway that provides access to the lounge, dining room, snug, and a characterful garden room at the front—all enjoying delightful views over the surrounding fields and gardens. A utility room is conveniently positioned next to the kitchen.

Upstairs, the main bedroom benefits from an en-suite shower room, bedroom two also boasts an en-suite shower room facility, while the family shower room serves the remaining two bedrooms.

Externally, the property is surrounded by magnificent mature gardens, featuring fruit trees, soft fruit bushes, and a scenic walking route leading towards Ogle Village. Additional features include ample parking, a private driveway, and a workshop.



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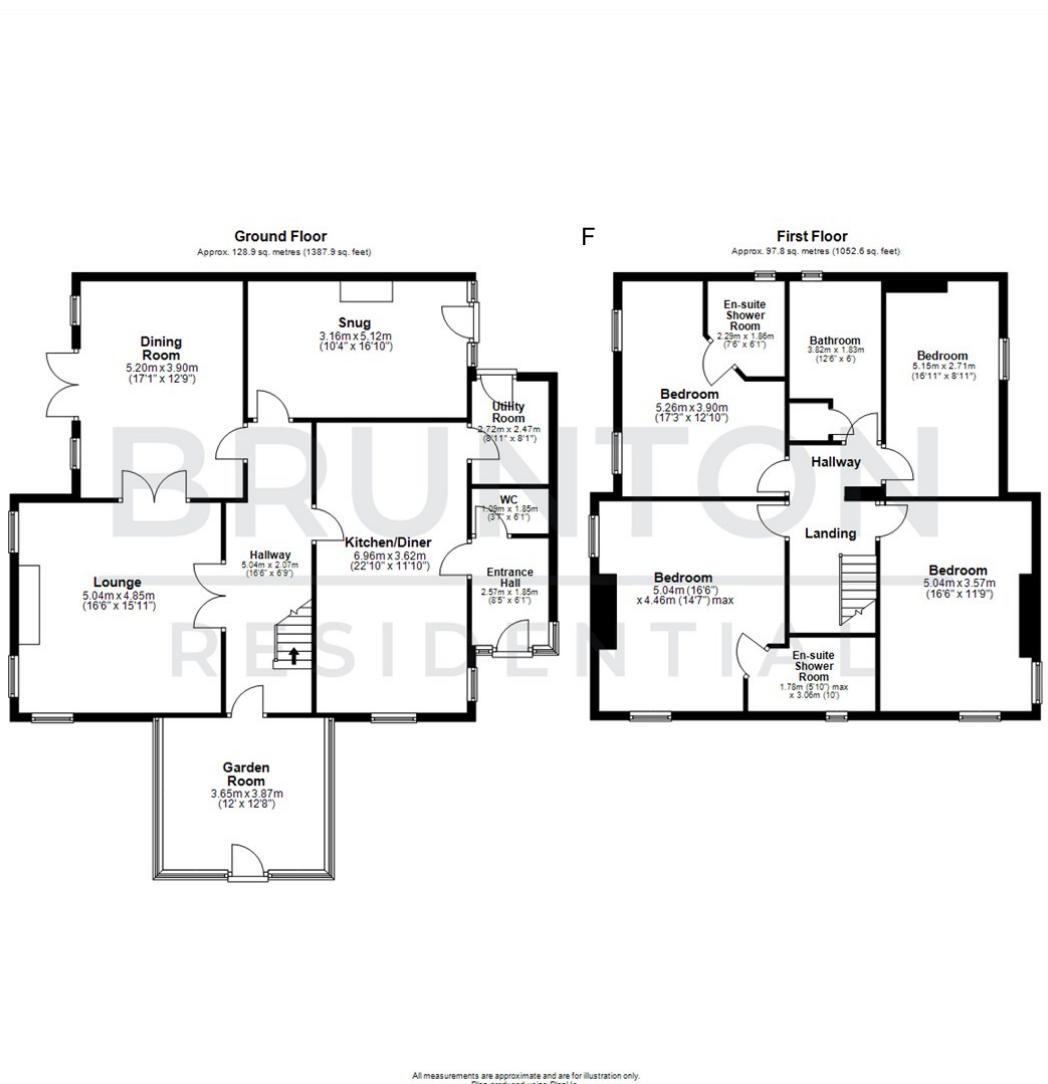
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : F

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A	83
(92 plus)	B	65
(81-91)	C	Not energy efficient - higher running costs
(69-80)	D	Not energy efficient - higher running costs
(55-68)	E	Not energy efficient - higher running costs
(39-54)	F	Not energy efficient - higher running costs
(21-38)	G	Not energy efficient - higher running costs

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A	83
(92 plus)	B	65
(81-91)	C	Not environmentally friendly - higher CO <sub>2</sub> emissions
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