

# BRUNTON

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RESIDENTIAL



**CROWN & ANCHOR COTTAGES, HORSLEY, NE15**

Offers In Excess Of £275,000

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Brunton Residential are delighted to offer this charming three-bedroom stone-built cottage, occupying a sought-after position within the heart of Horsley. Full of character and offering generous living accommodation throughout, this attractive home combines period features with practical family living in one of the region's most desirable villages.

The property is accessed via a bright and welcoming garden room, a versatile space that offers an attractive entrance to the home and receives excellent natural light throughout the day.

At the heart of the property is a spacious lounge, rich in character and centred around an impressive inglenook fireplace. Exposed stone walls, timber ceiling beams and traditional cottage features create a warm and inviting atmosphere, making this a wonderful space to relax or entertain.

Beyond the lounge is a generous open-plan kitchen-dining room, designed to be the social hub of the home. The kitchen offers an extensive range of fitted units, ample preparation space and a central island, while the adjoining dining area comfortably accommodates a large dining table, ideal for both everyday family life and entertaining guests.

The first floor provides three well-proportioned bedrooms, including a particularly spacious principal bedroom. The remaining bedrooms offer flexibility for family members, guests or home working, whilst a well-appointed family bathroom serves the accommodation.

Throughout the property, the character and charm expected of a traditional Northumberland cottage have been carefully retained, with exposed stonework, original-style features and attractive proportions evident in every room.

Situated within the popular village of Horsley, the property enjoys easy access to local amenities, countryside walks and excellent transport links to Newcastle, Hexham and the wider Tyne Valley.

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The internal accommodation comprises: a bright and welcoming garden room providing an attractive entrance to the property and a versatile additional reception space. From here, the accommodation flows through to an impressive lounge, centred around a striking inglenook fireplace and enhanced by exposed stone walls, timber ceiling beams and a wealth of retained character features. Beyond the lounge is a generous open-plan kitchen and dining room, creating the heart of the home. The kitchen is fitted with an extensive range of wall and base units, ample worktop space and a central island, while the dining area offers plenty of room for family dining and entertaining.

The first-floor landing provides access to three well-proportioned bedrooms, including a particularly spacious principal bedroom. The remaining bedrooms offer flexible accommodation for family living, guests or home working, while a well-appointed family bathroom completes the internal accommodation.

Externally, the property benefits from attractive cottage-style surroundings that complement its character and charm, creating a wonderful setting within the heart of this highly desirable village location.



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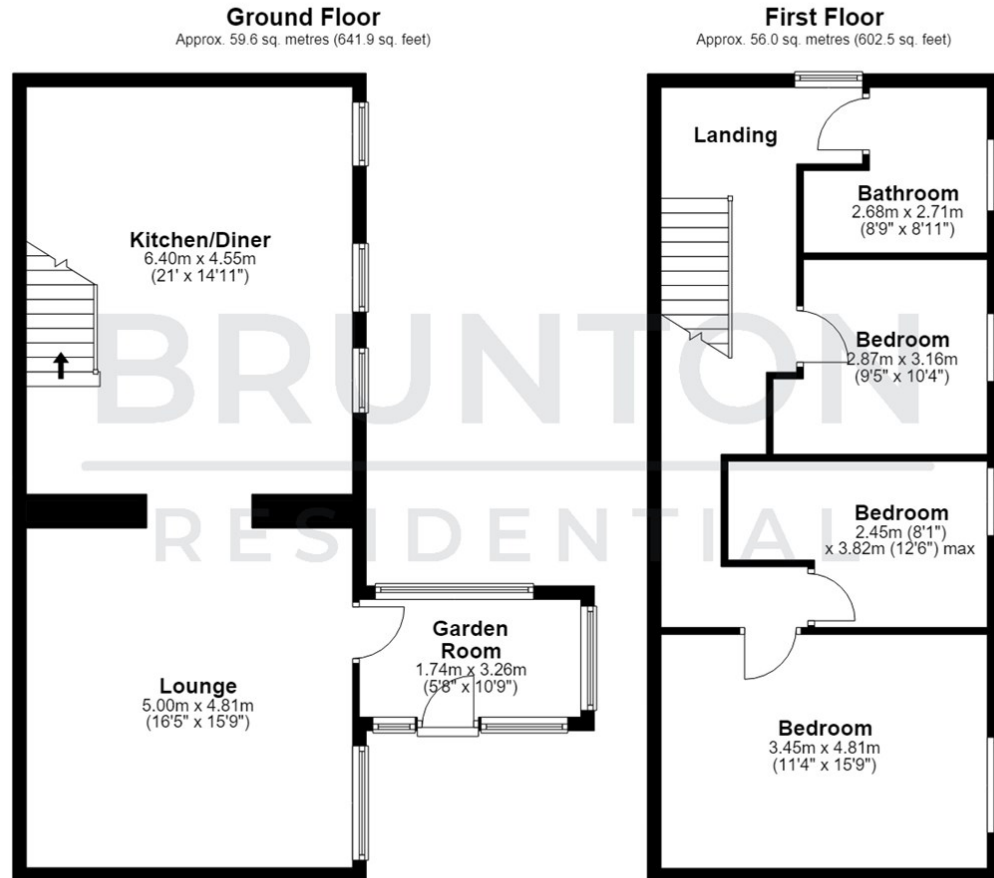
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : E



Total area: approx. 115.6 sq. metres (1244.4 sq. feet)

