

BRUNTON

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STAGSHAW ROAD, CORBRIDGE

Offers Over £600,000

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The Leazes is an excellent detached four bedroom bungalow, peacefully situated down a leafy lane just off Stagshaw Road, with open views over the surrounding fields. It is within easy walking distance of Corbridge town centre, one of Northumberland's most picturesque and desirable villages, renowned for its charm and strong sense of community.

Corbridge offers a fantastic range of amenities, including independent shops, cafés, pubs, restaurants, a GP surgery, a post office, and a Co-op supermarket, ensuring everything you need is close at hand. The village is also known for its welcoming and vibrant community, making it a truly special place to live.

Families are well catered for, with excellent local schools nearby, including Corbridge First and Middle Schools, and the outstanding Queen Elizabeth High School in Hexham providing exceptional secondary education.

For commuters, the location is ideal, with Corbridge Railway Station offering direct services to Newcastle and Carlisle, while the A69 provides convenient road access to Hexham, Newcastle city centre, and beyond.



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A Stunning Extended Family Home with Generous Living Spaces and Beautiful Gardens

This impressive property offers a versatile and well-laid-out accommodation, combining light-filled interiors with excellent living and entertaining spaces.

On entering, you are welcomed into a bright entrance porch into a central hall which leads directly to a bathroom featuring a shower, pedestal sink, low-level WC, and convenient shelving. To the right, a former garage has been thoughtfully converted into a spacious reception room, boasting dual-aspect windows and stairs leading to the first floor, which currently provides a large, flexible room perfect for a bedroom, second lounge, or playroom, complete with dormer and Velux windows.

To the left of the hall, you are greeted by the dining/living room, an exceptional space set over a small split level. This room benefits from a vaulted ceiling and triple-aspect windows, flooding the area with natural light. A door from this room lead directly to the front garden.

Adjacent to the dining space is the kitchen, fitted with a range of base and wall units, space for an oven and dishwasher, tiled splashbacks, and an integrated extractor fan. The kitchen flows through to a generous utility room with abundant storage, Belfast sink, space for appliances, and an external door leading to the rear garden.

The property's bedroom wing includes a superb double bedroom with a large picture window overlooking the front garden, a second double to the rear enjoying garden views, and a third good-sized room currently arranged as a twin. A family bathroom complements the accommodation, offering a panelled bath with tiled splashbacks, low-level WC, and pedestal sink. Additional storage is available throughout the home, ensuring practicality and convenience.

Externally, the property benefits from a large gravelled driveway and wrap-around gardens that are mainly laid to lawn, framed by hedgerows, carefully planted shrubs, and mature trees. There is also a summer house and a garage, perfect for additional storage. The home occupies a desirable position with uninterrupted views over fields to the rear, providing privacy.

Notably, the property is fitted with 12 solar panels, offering sustainable energy and reduced running costs.

This is a versatile and beautifully presented home, ideal for families seeking spacious living, flexible rooms, and a picturesque setting.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



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		
	61	78
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		