

**BRUNTON**  
RESIDENTIAL



**MARKET PLACE, ALLENDALE, NE47**

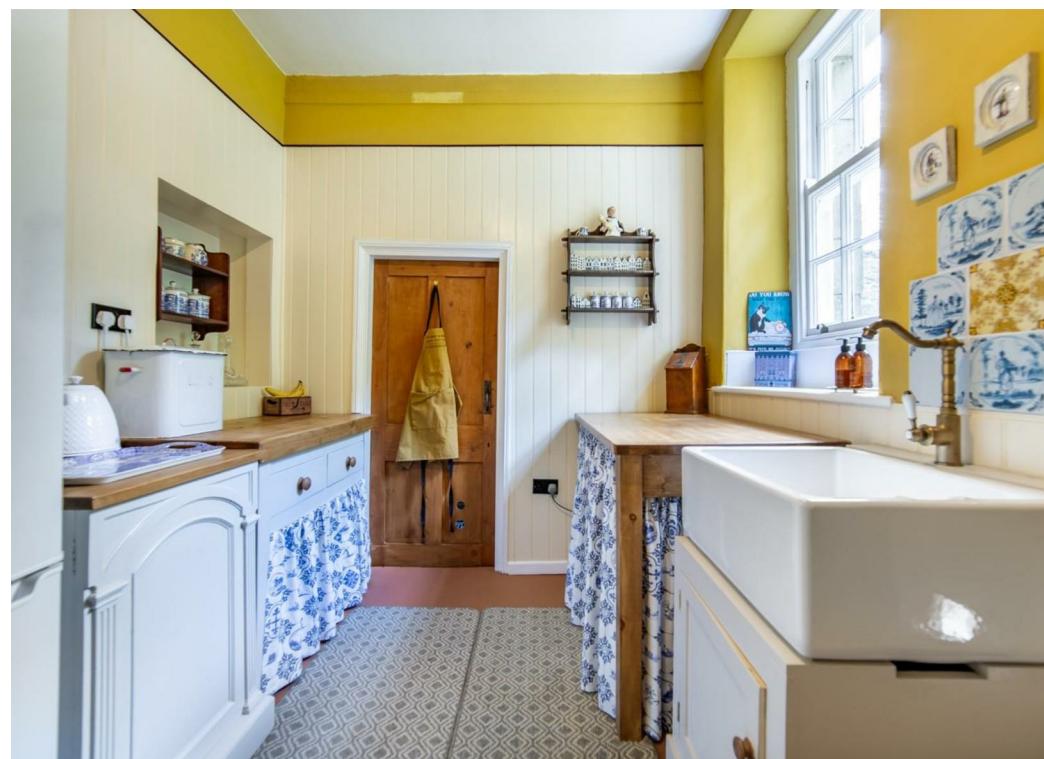
Offers Over £550,000

# BRUNTON

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## RESIDENTIAL





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Exceptional Grade II Listed & Stone Built Detached Residence Boasting an Abundance of Period Charm and Character, with Two Delightful Reception Rooms, Open Plan Kitchen/Diner, Butlers Kitchen, Four Bedrooms, Re-Fitted Family Bathroom, Landscaped Front & Rear Gardens, Two Outbuildings & No Onward Chain.

This charming, detached Victorian home comprises of a substantial Grade II detached building, which was originally constructed as the Trustee Savings Bank and is perfectly positioned within Allendale Town marketplace.

The property is believed to have been originally constructed in 1873, upon the original site of a 1700's candle factory, and is of traditional construction with sandstone blockwork under a pitched and slated roof. The foundation of the current building is built upon the stone walls of the original building and (with appropriate planning permission) could be utilised as further multi-use habitable space.

The current building took 3 years to build at a cost of £1000 in 1873, with sign off for 5 Guinees by Lord Blackett Beaumont. It was then sold for the first time in 1987, by TSB, where it then became an established village antique and gift shop, which served the local village and tourism sector until 2021, whereby it was then registered as the first current domestic dwelling.

The currently owners have sympathetically restored and renovated the property up to its current well-presented and historic standard.

The property benefits from landscaped gardens to the front and to the rear with two stone-built outbuildings, one including the original Victorian plumbing and toilet system.

The property is a Grade II Listed building. The wall and railings surrounding the front garden are also separately listed.

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A rare opportunity has arisen to purchase this exquisite landmark Grade II Listed detached stone built property that was built in 1873, occupying a prominent position overlooking the market square in Allendale. The property has been fully and sympathetically restored with a fine attention to detail, to preserve its historic and architectural splendour.

The internal accommodation comprises: Vestibule with original door and Victorian porcelain tiled flooring along with half-height panelled walls. Central entrance hall with original coving and ceiling rose. Doors then lead into two reception rooms.

To the right hand side of the entrance hall is a beautiful lounge with original stone fireplace, original polished wood flooring and stone mullion windows. To the left hand side of the hallway is a delightful dining room/reception room two, with 1/2 height panelled walls and arts and crafts fully working fireplace with multi fuel stove, again with stone mullion windows and a door leading into a wine store cupboard.

To the rear of the ground floor is a generous and well appointed, open plan kitchen/dining space, with free standing cabinetry, brand new 'Rangemaster' Elan electric range cooker, dual aspect windows providing a green outlook and Belfast sink. A door from the kitchen leads into a butlers kitchen/utility room, again with Belfast sink and doors leading into a store/plant room, the rear gardens and back to the hallway.

The stairs then give access to a wide and bright, galleried landing with original wooden banister and railing, again with stone mullion window and window seat. The landing then leads into four bedrooms, of which two are generous doubles, both with original period fireplaces and south westerly stone mullion windows.

The rear landing then leads into two further bedrooms, one which is a small double and is laid out as a home study with new window. The fourth bedroom is a single room and is utilised as a dressing room, again with new window.

To the very rear of the landing is a beautiful re-fitted family bathroom with original, restored fireplace, four piece suite including a free-standing bathtub and period style sink with period light fittings and separate shower.

Externally, the property enjoys a delightful landscaped front garden, with original stone flagged seating areas and well stocked borders, with wrought iron railings and entrance gate. To the rear, is an enclosed garden, which is walled, and is laid mainly to lawn, again with paved seating area. The rear gardens also provide access to two, stone built out buildings and gated access to the side lane which provides off street parking.

Immaculately presented throughout, with oil fired heating and an abundance of period charm, this exceptional Grade II Listed home simply demands an early inspection and viewings are deemed essential.



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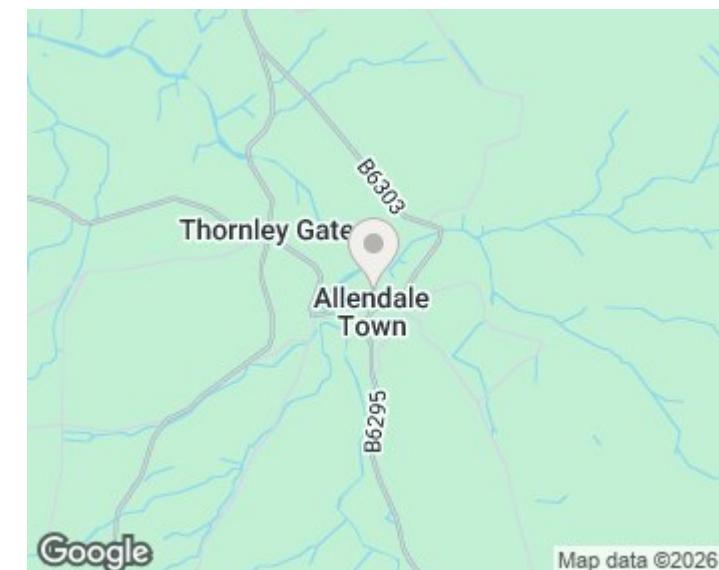
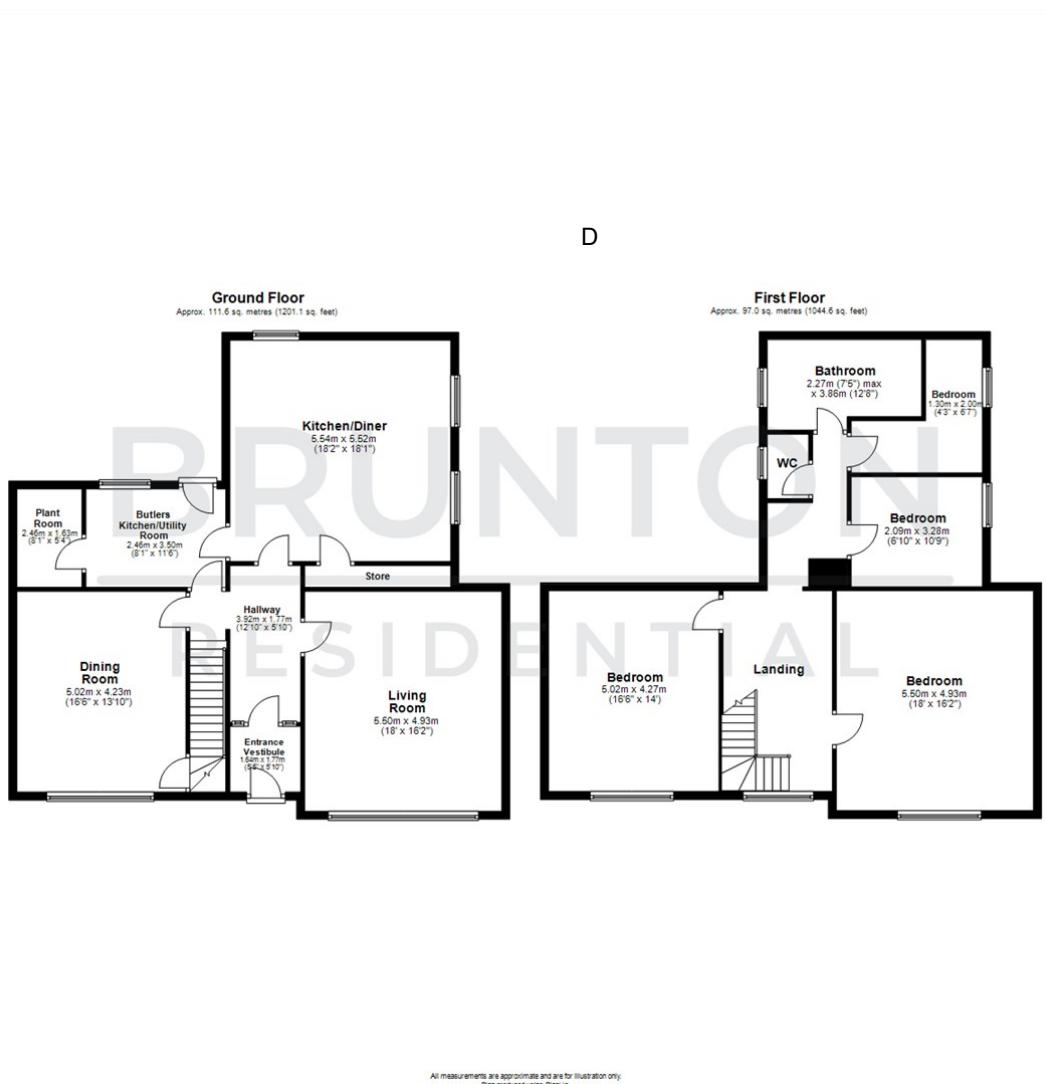
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : E



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC