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HAYDON BRIDGE, HEXHAM, NE47

Offers Over £500,000

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Brunton Residential is pleased to present this charming four-bedroom stone-built bungalow set in approximately 7-8 acres of land in the picturesque village of Haydon Bridge.

This property offers four well-proportioned bedrooms, with two benefiting from en-suite facilities, while the remaining bedrooms are served by a family bathroom. The home features a spacious kitchen, a utility room, a porch, and a generously sized living room with exposed stone walls.

Externally, the property enjoys access to a stunning 1.5-acre fishing lake, stocked with rainbow trout, providing a tranquil setting with breathtaking countryside views.

Haydon Bridge is a desirable area, located close to the town of Hexham. The property offers excellent transport links, with Haydon Bridge Railway Station providing easy access to Newcastle City Centre and the surrounding Tyne Valley. The village benefits from a peaceful rural setting while still being close to local amenities.

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Upon entering, you are welcomed into a spacious entrance hall, which provides access to a utility room with a door leading outside to the rear courtyard. The entrance hall also offers access to a WC and double doors that open into the well-appointed kitchen/diner. The kitchen is fitted with a range of wall and floor units, integrated appliances, and double doors that give access into the generous lounge.

The lounge features exposed stone walls, an Inglenook fireplace, and further double doors leading outside. From here, further double doors open into a cloakroom/boot room, which also has an external door leading to the rear garden.

A hallway extends from the lounge, leading to a well-sized bedroom, a modern, fully tiled family bathroom with a bath, separate shower, washbasin, and WC, and another spacious bedroom with double doors opening to the outside. Further along, the hallway provides access to a third bedroom, which benefits from a fully tiled en-suite shower room, and a fourth bedroom, which also features an en-suite and double doors leading outside.

The outdoor space is truly the standout feature of this property, offering nearly 8 acres of land, a fishing lake, and stunning countryside views. This is a truly exceptional property.



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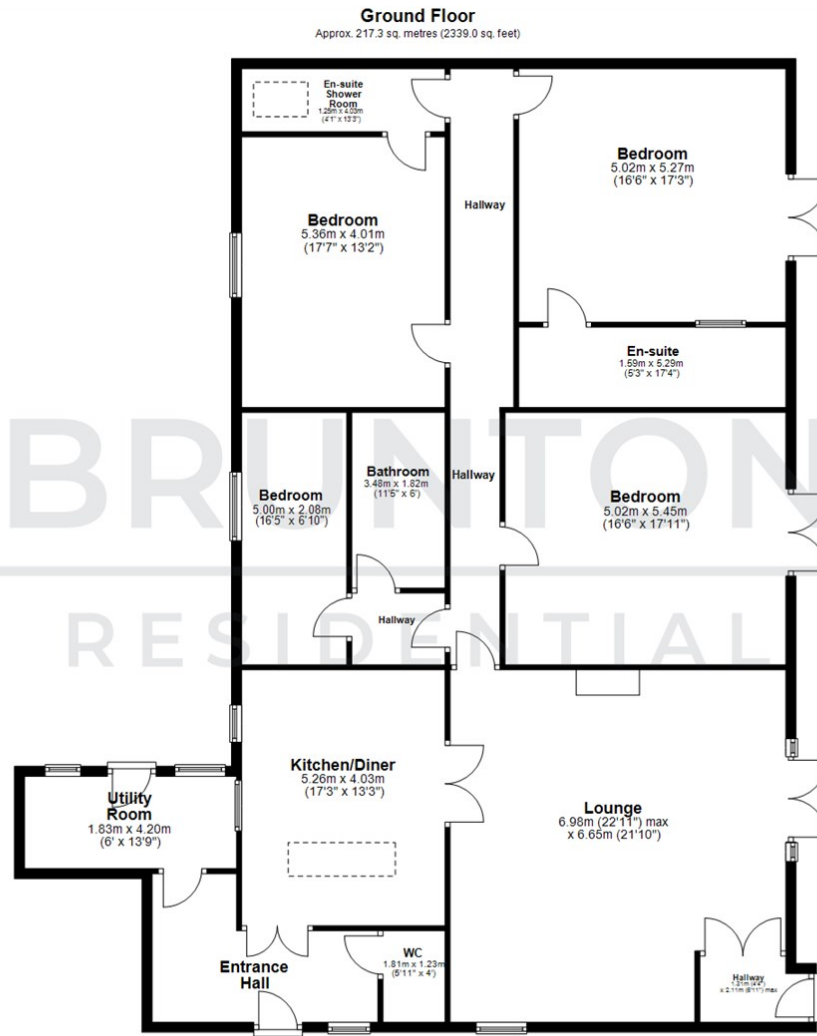
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	

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	