



St Oswald | Wall | NE46

Offers Over £425,000

RMS | Rook
Matthews
Sayer



2



3



1

Character Stone Bungalow

Rural Tranquillity

Two Double Bedrooms

Driveway Parking

Double Garage

Period Features

Stunning Countryside Views

Landscaped Gardens

For any more information regarding the property please contact us today.



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A beautifully presented stone-built character bungalow enjoying spectacular countryside views, exceptional outbuildings and delightful gardens in the heart of Northumberland's historic landscape.

Occupying an enviable position on Brunton Bank Top, with far-reaching views across the surrounding countryside, over to the Black Hill, and close to the historic landmarks of St Oswald's Church and the renowned Heavenfield Battle Site, this charming two-bedroom stone-built residence offers a rare opportunity to acquire a truly special home combining character, space and versatility.

The property is immaculately presented throughout and retains many attractive period features, most notably the stunning fireplace incorporating a cast iron inset and impressive historic hearth stones, creating a beautiful focal point within the principal living accommodation and reflecting the property's rich heritage.

The well-proportioned accommodation comprises a welcoming entrance hall, generous living room, two large double bedrooms, a separate dining room ideal for entertaining, a bright conservatory, perfectly positioned to enjoy the gardens and surrounding views, together with a well-appointed kitchen and separate utility room. A wealth of built-in storage has been thoughtfully incorporated throughout the home, enhancing both practicality and convenience.

Externally, the property continues to impress. The immaculate mature gardens have been lovingly maintained and provide a variety of seating areas, colourful planting and attractive landscaped spaces from which to enjoy the peaceful setting and panoramic countryside vistas.

A particular feature of the property is the substantial stone-built double garage. Offering excellent parking, storage and workshop space, it also presents exciting potential for conversion into additional accommodation, a home office, studio or holiday let accommodation, subject to obtaining the necessary planning and building consents.

Further complementing the property's versatility is a large, covered car port adjacent to the garage, most recently accommodating a motorhome, together with ample driveway parking for multiple vehicles. There are also a number of useful stone and brick-built outhouses providing additional storage, workshop, convenience or hobby spaces.

This delightful home offers the perfect balance of rural tranquillity, historic surroundings and practical modern living, making it ideally suited to those seeking a character property in one of Northumberland's most picturesque and historically significant locations.

Viewing is highly recommended to fully appreciate the character, setting, exceptional outbuildings and breathtaking views this outstanding home has to offer.

INTERNAL DIMENSIONS

Kitchen: 11'8 max x 13'2 max (3.56m x 4.01m)

Dining Room: 11'8 max x 11'6 max (3.56m x 3.51m)

Utility: 11'8 max x 6'0 max (3.56m x 1.83m)

Conservatory: 10'3 max x 8'7 max (3.12m x 2.62m)

Lounge: 15'9 max x 14'4 max (4.80m x 4.37m)

Bedroom One: 24'3 max x 9'11 max (7.39m x 3.02m)

Bedroom Two: 10'7 max x 11'11 plus wardrobes (3.23m x 3.63m)

Bathroom: 10'8 max x 5'1 max (3.25m x 1.55m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Septic Tank (£1 per annum to be emptied)

Heating: Oil/Wood Burner

Broadband: ADSL Copper Wire

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

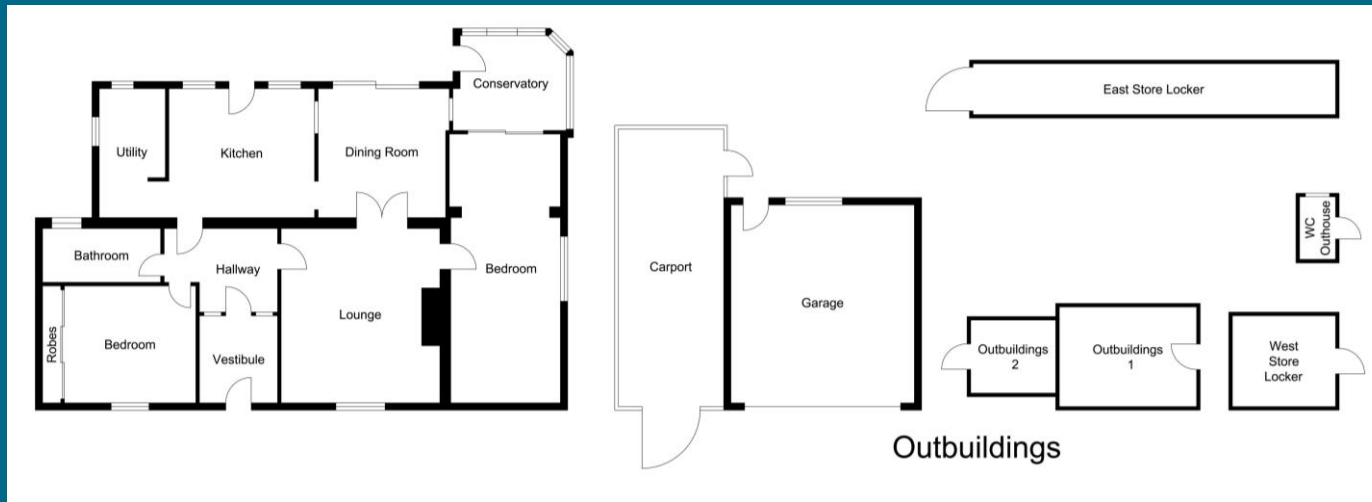
COUNCIL TAX BAND: C

EPC RATING: E

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	49 E	
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.