



# Croft Gate House, Haltwhistle, NE49

**Offers in the Region: £270,000**

Croft Gate House occupies an elevated position on Castle Hill, offering a detached stone-built home that has been thoughtfully improved and clearly cherished over time. The interior includes a welcoming entrance area, a generous main reception room centred around a Clearview stove, and a well-appointed kitchen/diner opening directly to the rear garden. Two double bedrooms and a contemporary bathroom sit on the first floor, each benefitting from great natural light and open aspects.

Externally, the property boasts a private driveway with parking for several vehicles, and the surrounding gardens include an elevated, south-facing, patio area that enjoys a great degree of privacy. Together, the house and garden room present a distinctive home in a quiet and desirable part of Haltwhistle.



## **Living Room - 3.95m x 4.83m (12'11" x 15'10")**

The generous main reception room is positioned to enjoy natural light from a double glazed window and is arranged around a recessed fireplace set on a stone hearth with a Clearview multi-fuel stove and a timber mantel. An oak door with glazed panels leads to the kitchen/diner, and a built-in cupboard sits neatly beneath the staircase to provide practical storage.



## **Kitchen/Diner - 3.27m x 4.83m (10'8" x 15'10")**

The kitchen/diner is arranged around a central dining area with oak flooring extending throughout. Along one wall, a comprehensive run of wall and floor units is finished with siltstone work surfaces and incorporates a double ceramic sink with mixer tap. Opposite, a Range-style cooker with seven burners, double ovens and grill sits beneath a stainless-steel canopy, accompanied by a freestanding larder cupboard and an additional fitted unit with wooden worktop. Integrated appliances include a fridge, separate freezer, and dishwasher. A dedicated utility cupboard contains the central heating boiler, storage, plumbing for washing machine and venting for a tumble dryer. There are glazed double doors which open directly to the rear garden.



## Landing

A bright and airy first-floor landing with access to all bedrooms and the family bathroom. The space includes a tall contemporary radiator, a double glazed window providing natural light, and a fitted Slingsby ladder giving access to the loft space.



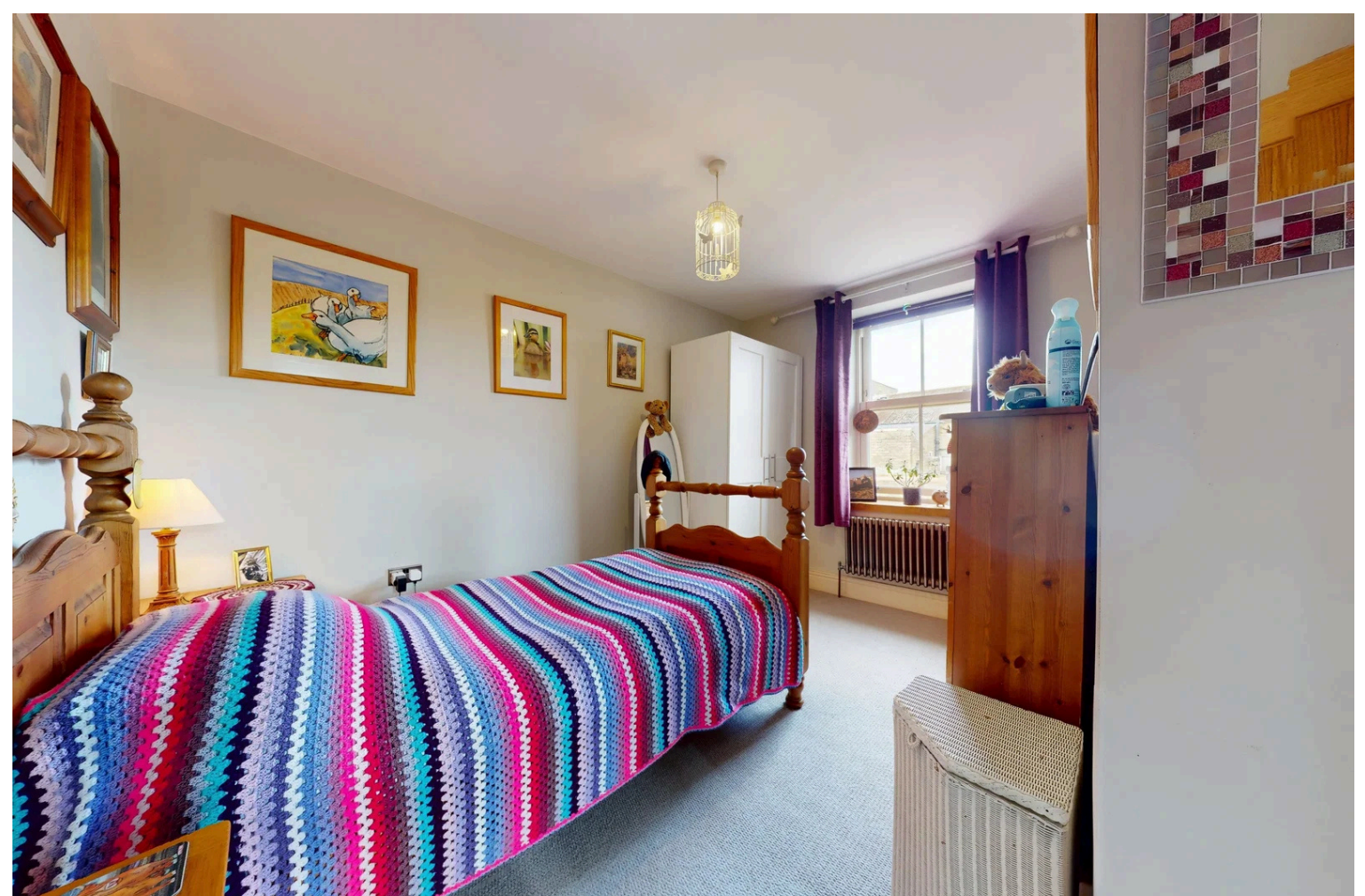
## Bedroom One - 3.7m x 3.24m (12'1" x 10'7")

A well-sized double bedroom positioned to the front of the property, featuring a large walk-in wardrobe fitted with hanging rails and shelving to provide organised storage. The room includes a double glazed window, central heating radiator, with carpeted flooring throughout.



## Bedroom Two - 3.66m x 3.24m (12'0" x 10'7")

A bright rear-facing bedroom with a double glazed window overlooking the garden with open views beyond. The room offers sufficient floor space to accommodate a double bed and includes a central heating radiator and carpeted flooring.





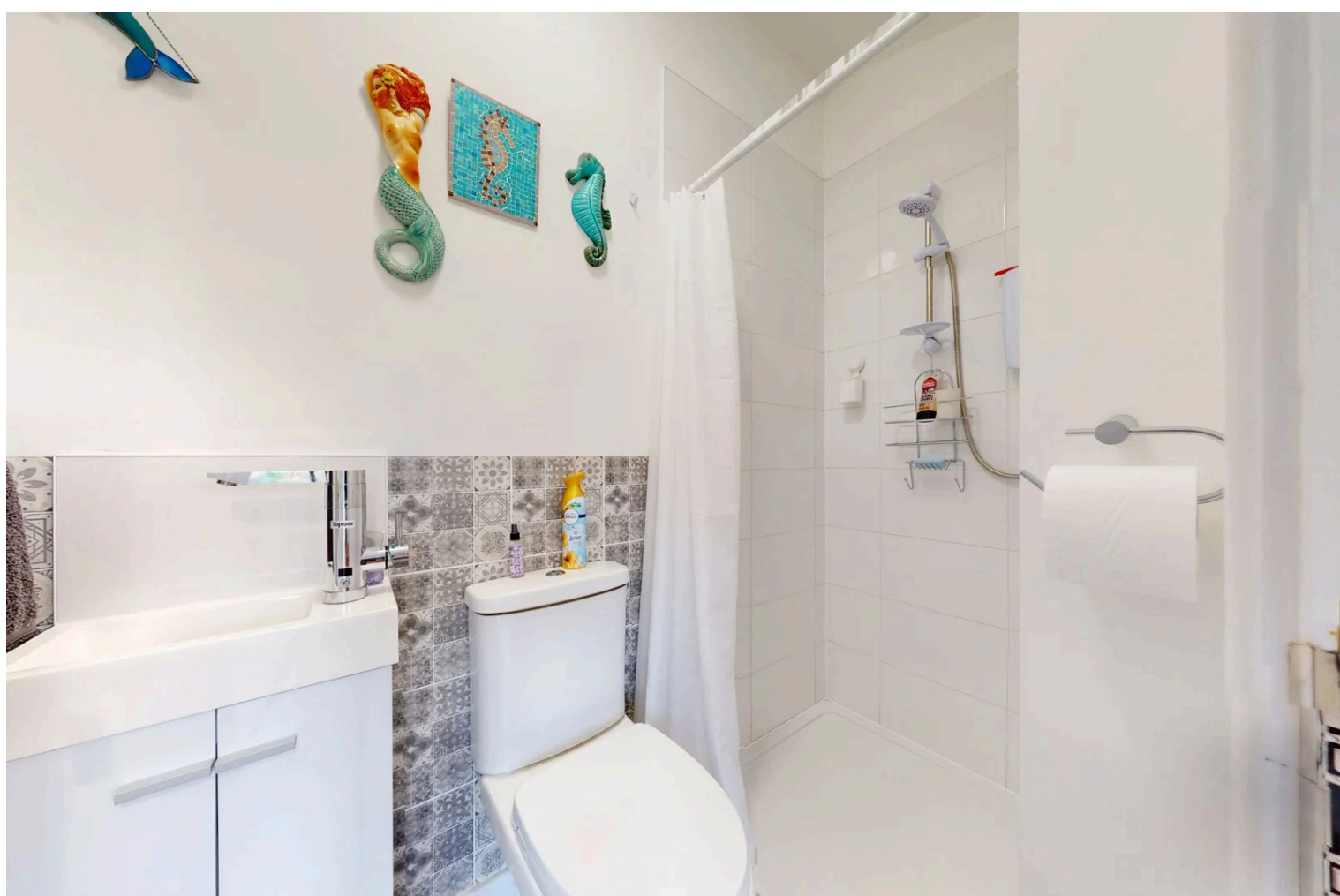
## **Bathroom - 2.31m x 2.54m (7'6" x 8'4")**

The bathroom is fitted with a double-ended bath set beneath a wide mirrored feature wall, alongside a large quadrant shower enclosure with chrome fittings. A wash basin with drawer storage, low level WC, and a chrome heated towel rail complete the suite. The room includes patterned ceramic floor tiles, tiled splashback areas and a timber beam detail, with a double glazed window providing natural light.



## **Garden Room - 4.2m x 2.83m (13'9" x 9'3")**

Set apart from the main house, the garden room offers a highly versatile additional living space designed to suit a wide range of modern needs. The double glazing draws in natural light and frames views of the south-facing garden, while the insulated structure, plumbing, lighting and power provision allow the room to function comfortably throughout the year. Its independent position makes it particularly well suited to use as a dedicated home office, creative studio, treatment room, or personal fitness space, providing a private and flexible environment that enhances the overall accommodation.



## External

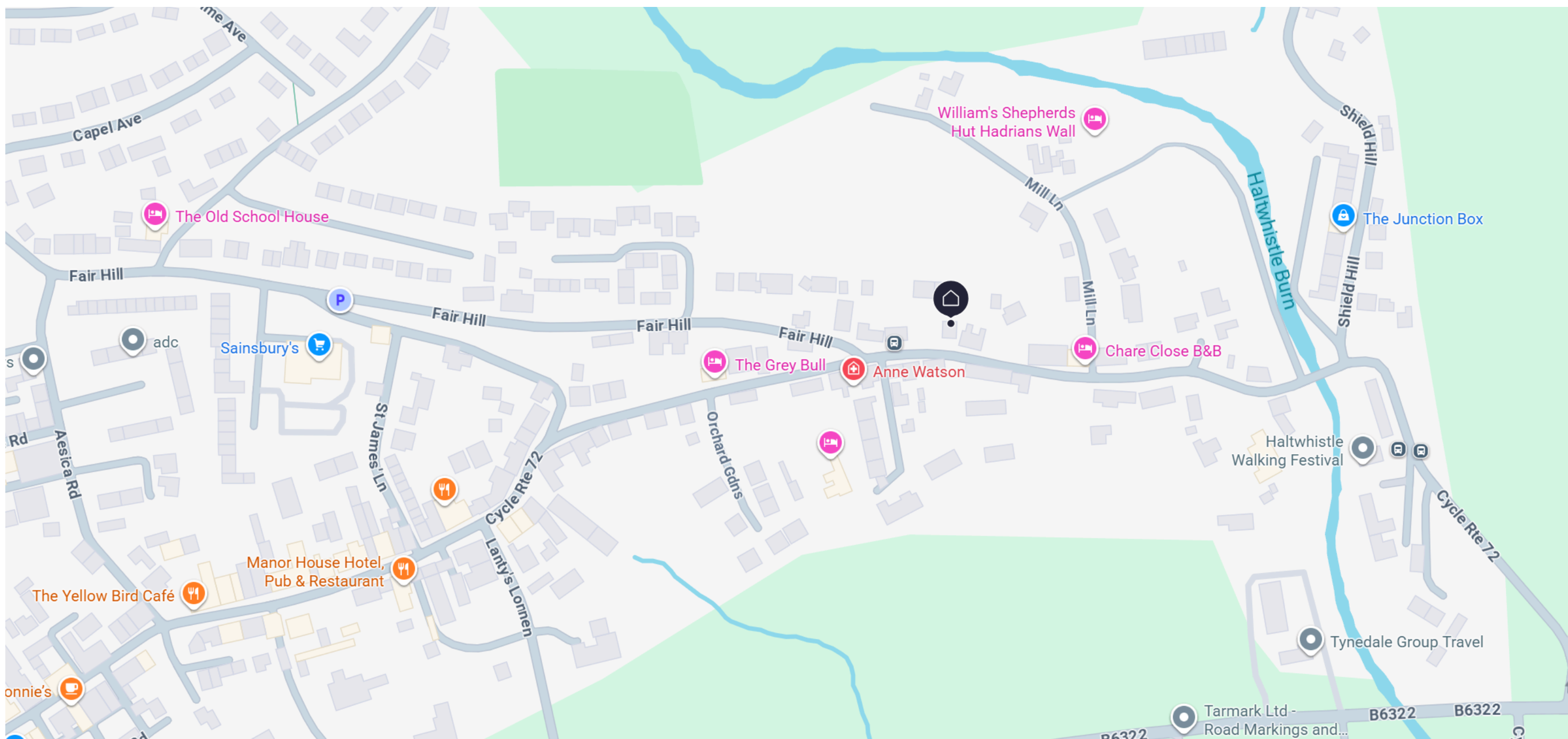
Externally, Croft Gate House enjoys a private and well-arranged setting enclosed by traditional stone walls. A series of paved and gravelled terraces provide space for seating, complemented by established planting and raised beds. There is the detached garden room, as well as a separate stone outhouse providing useful storage. The property is approached via a private driveway with parking for three or more vehicles, and the upper patio enjoys a south-facing aspect that creates a natural sun trap. The recently installed Catio can form part of the negotiations, otherwise the present owner will remove it prior to moving out.

## Services

We have been advised the property has mains electricity, mains water, gas central heating, and mains drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>63</b>	
<b>England &amp; Wales</b> <span style="float: right;">EU Directive 2002/91/EC</span>		



Prospective buyers should review the following details before making any purchase decisions. Broadband speed for the area can be determined by entering the postcode into the Broadband Speed Checker ("UK's No. 1 Broadband Speed Test"). Mobile network coverage can be verified through the Ofcom website. These particulars are intended to offer a fair representation of the property; however, accuracy cannot be guaranteed, and they do not constitute a contractual offer. Buyers should conduct their own inspection of the property. None of the listed appliances or services have been tested by us, and we advise purchasers to seek a qualified professional to assess them before making any legal commitments.