

BRUNTON

RESIDENTIAL



CASTLE HILL, HALTWHISTLE, NE49

£350,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



A Superb, Extended Detached Family Home with Stunning Open Aspect Views.

This spacious detached bungalow, nestled in a quiet and sought-after location on Castle Hill, Haltwhistle, offers a fantastic living experience with its generous living spaces and charming features. Boasting three reception rooms, a newly refitted kitchen, a spectacular 22ft conservatory, three well-proportioned bedrooms, and a family bathroom.

The property further benefits from south-facing, beautifully landscaped lawned gardens, off-street parking, and a garage. Rosemount is discreetly located just off Edens Lawn, offering a private and peaceful setting while remaining conveniently close to a range of local amenities. The property is within easy reach of the town's award-winning schools, excellent transport links, and the shops, parks, and leisure facilities of central Haltwhistle.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation briefly comprises a spacious, newly fitted kitchen/diner. This generously sized space offers plenty of room for both cooking and dining, featuring a stainless steel sink, integrated fridge/freezer, and space for many appliances. The kitchen also benefits from a practical pantry cupboard, providing valuable additional storage.

A central hallway connects the main living areas and offers access to three well-proportioned double bedrooms, including a principal bedroom with a walk-in wardrobe. The home is further served by a family bathroom, which includes a bath, separate shower, tiled walls, a pedestal sink, a storage cupboard, and a heated towel rail.

To the rear of the property, you'll find two comfortable reception rooms. The first is warmed by a wood-burning stove and features a window overlooking the conservatory. The second reception room, with a gas fire, opens directly into a substantial conservatory that spans the full width of the property. This versatile garden room provides an ideal space for year-round use.

Externally, Rosemount is set on an impressive plot with expansive gardens and ample off-street parking. A detached garage with an electricity supply adds to the property's practicality. A standout feature of the grounds is a clearly defined garden plot, offering potential for future development, subject to the necessary permissions without compromising the property's existing outlook. The property also benefits from solar panels.



BRUNTON

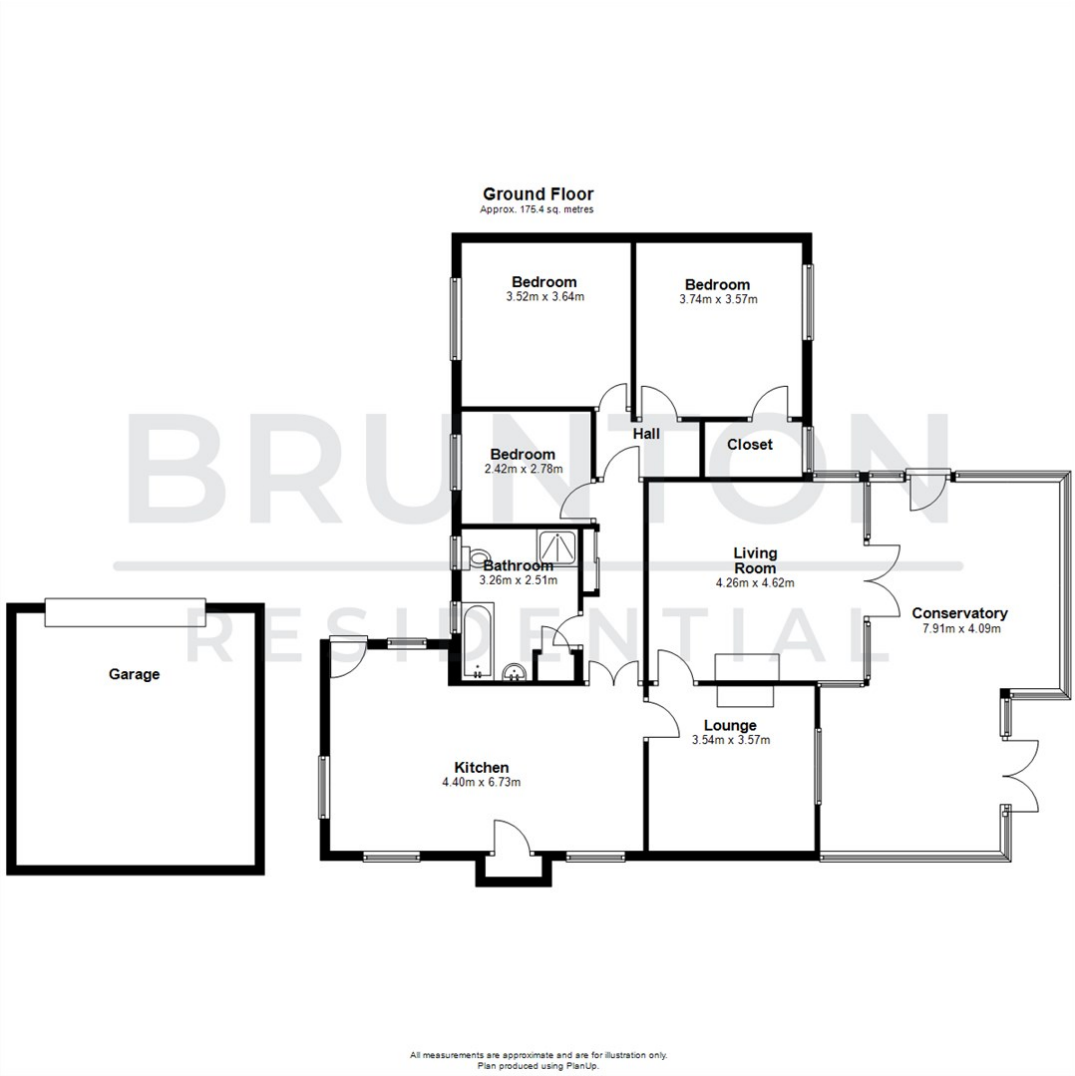
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(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		