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SPARTY LEA, HEXHAM, NE47

£420,000

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Beautifully converted traditional longhouse occupying a spectacular position within Sparty Lea, enjoying breathtaking panoramic views across the surrounding Northumberland countryside. Combining character features with thoughtful modernisation, the property offers a unique blend of charm, comfort and practicality.

Accommodation is both versatile and well-balanced, with three bedrooms, spacious reception areas and excellent outdoor space. The conservatory and living room make the most of the exceptional outlook, while the stable, paddock and adjoining serviced plot add further appeal for those seeking a countryside lifestyle or equestrian interests.

Sparty Lea is a picturesque rural hamlet surrounded by some of Northumberland's most beautiful landscapes. Despite its peaceful setting, the property remains accessible to nearby towns and villages, offering a rare opportunity to enjoy tranquil country living within an outstanding natural environment.

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The internal accommodation is both versatile and beautifully presented, offering a superb blend of character and modern convenience throughout. A welcoming entrance area provides immediate access to a highly practical boot room/utility space with ground-floor WC, ideal for everyday country living.

From here, the property opens into a generously proportioned kitchen fitted with a comprehensive range of wall and base units, quality integrated appliances and ample workspace. French doors extend the room naturally to the side of the property, creating a strong connection between indoor and outdoor living and allowing plenty of natural light to flood the space.

The kitchen flows effortlessly into a charming living room, where exposed character features are complemented by a central log-burning stove, forming a warm and inviting focal point. This space is ideal for both relaxed family living and entertaining. Beyond this lies the conservatory, a particularly impressive additional reception area, designed to fully capture the spectacular open countryside views. With direct access onto the rear garden, it provides an ideal setting for year-round enjoyment, whether used as a dining space, sitting room or garden room.

Also located on the ground floor is a well-appointed double bedroom, benefiting from built-in wardrobes and French doors opening directly onto the garden. This highly adaptable space is perfectly suited for guests, multi-generational living, a home office or additional reception use, depending on requirements.

To the first floor, the property continues to impress with two further well-proportioned bedrooms, both enjoying attractive outlooks and a bright, airy feel. These are served by a stylish and contemporary family bathroom, fitted to a high standard and offering a comfortable and modern finish in keeping with the rest of the home.

Externally, Elpha Green Cottage North is set within a truly enviable plot, surrounded by well-maintained gardens designed to make the most of the peaceful rural setting. Gravelled seating areas provide ideal spaces for outdoor dining and relaxation, while the surrounding land enhances the sense of space and privacy. The property also benefits from a stable and paddock, offering excellent equestrian or smallholding potential, together with an adjoining serviced plot currently occupied by a static caravan, presenting further scope for development or alternative use, subject to the necessary consents.

Further advantages include a private borehole water supply, a modern wastewater treatment system and LPG gas central heating, contributing to both efficiency and independence. In all, the property represents a rare opportunity to acquire a characterful and highly flexible rural home with land, outbuildings and significant lifestyle potential in an outstanding countryside location.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : E

