BRUNTON

RESIDENTIAL

CATTON, HEXHAM, NE47

£550,000

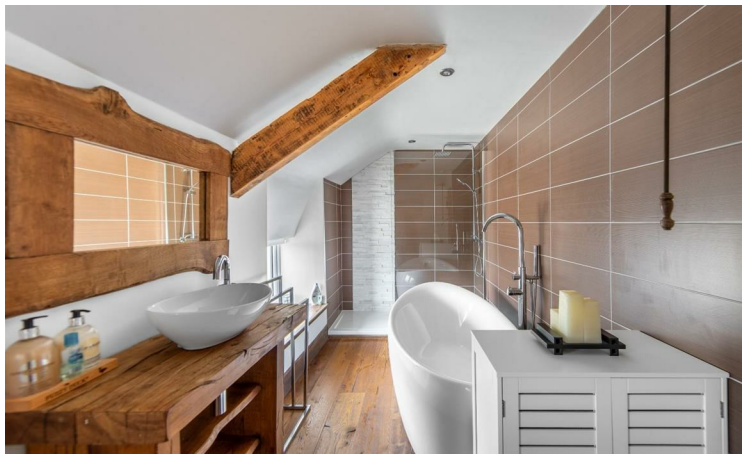
BRUNTON
RESIDENTIAL

BRUNTON
RESIDENTIAL

Brunton Residential is thrilled to present Brook Cottage, a stunning detached family home offering three double bedrooms, three reception rooms, spacious open-plan living, extensive gardens, sweeping driveway parking and a double garage. Originally three terraced cottages, the property has been thoughtfully combined and extended to create an idyllic home that beautifully blends traditional farmhouse character with modern upgrades, including a luxury bathroom and south-west-facing garden room.

Brook Cottage is ideally positioned in the highly desirable village of Catton, just outside the picturesque village of Allendale. The location offers convenient access to local shops and well-regarded schools, while Brook Cottage itself is situated amidst the splendour of the North Pennines Area of Outstanding Natural Beauty. The surrounding area is particularly valued for its unspoilt countryside, extensive walking routes, and excellent connectivity to the Tyne Valley, Newcastle, and the wider attractions of Northumberland.

BRUNTON
RESIDENTIAL



BRUNTON
RESIDENTIAL

The internal accommodation comprises a welcoming porch opening into a generous lounge/diner, featuring exposed timber beams, wooden flooring and a wood-burning stove set beneath a timber mantel. Stairs rise to the first floor, while access is provided to the impressive garden room, which enjoys extensive glazing and bi-fold doors opening directly onto the garden. A useful utility/boot room is positioned alongside the lounge/diner, with access through to the garage.

A further spacious reception room, currently arranged with a pool table, provides access to the kitchen. The kitchen is fitted with attractive grey cabinetry, extensive work surfaces, tiled flooring and a range of integrated appliances, including a dishwasher, oven, hob with extractor and fridge freezer. A large window overlooks the garden, providing plenty of natural light. A rear lobby leads from the kitchen to a convenient WC, a further utility room and external access to the workshop and rear garden.

The first floor provides a versatile reception room with exposed timber beams and windows enjoying views across the surrounding area. Currently used as an additional reception space, this room could, if required, be converted into a further bedroom by the installation of a partition wall, subject to any necessary consents.

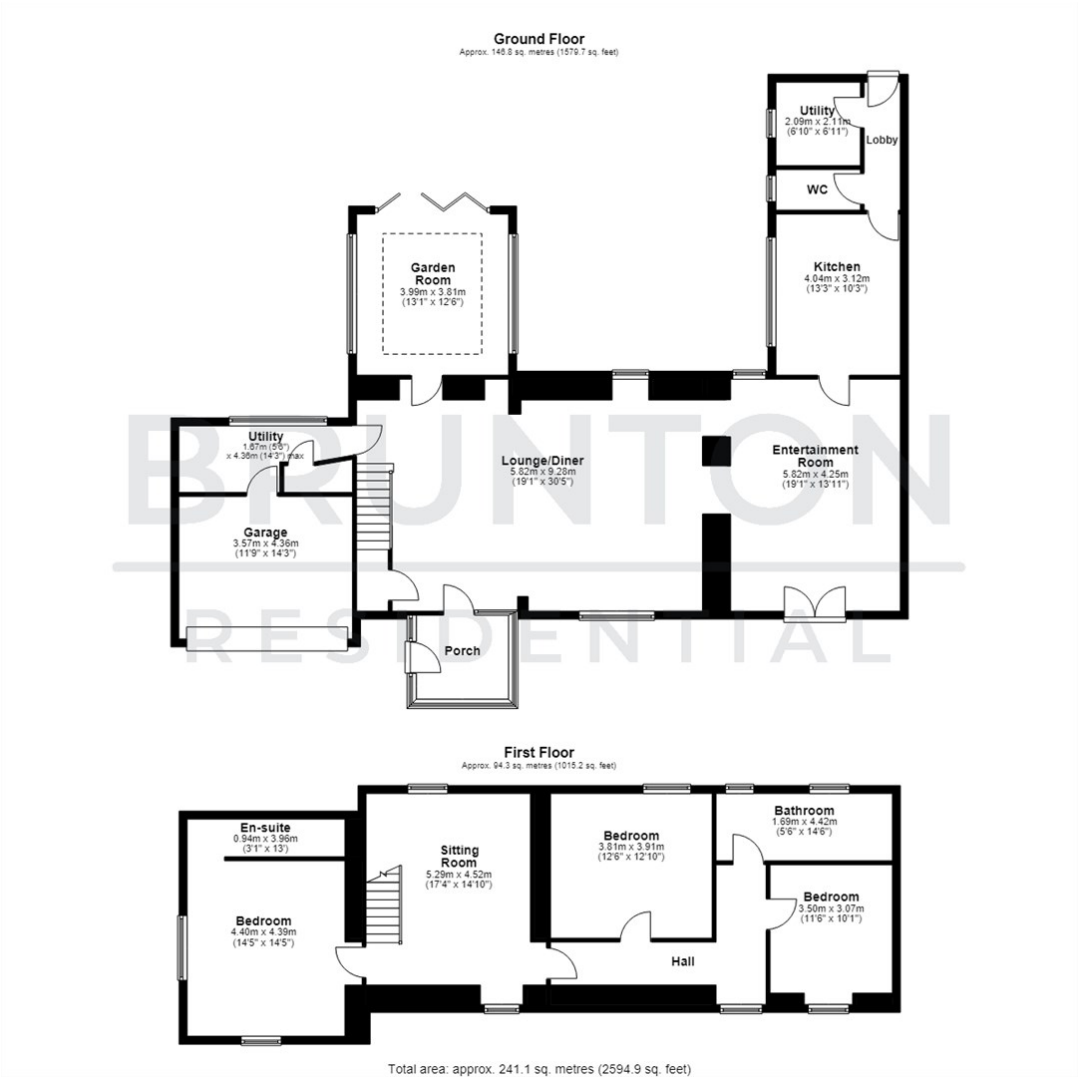
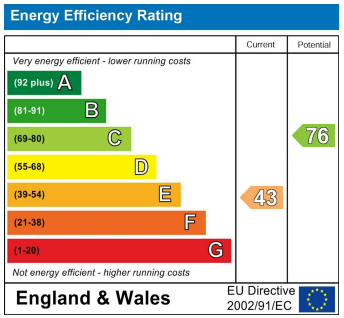
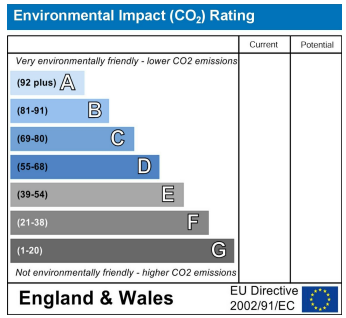
The principal bedroom is generously proportioned and benefits from an en suite shower room with shower enclosure, wash basin and WC. Two further bedrooms are positioned along the first-floor landing and are served by a well-appointed family bathroom, featuring a bath, separate walk-in shower with waterfall shower head, wash basin and WC.

Externally, the property occupies an extensive plot with established gardens, ample parking, incorporating areas of lawn, mature trees, shrubs and planted borders. A large decked seating area adjoins the garden room, with further lawned areas and well-stocked borders extending around the property. Stone wall boundaries feature throughout, while a substantial driveway provides ample parking and access to the garage and additional outbuildings. The elevated position further enhances the property, providing attractive views across the surrounding countryside.

BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E