

BRUNTON

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REDBURN, HEXHAM, NE47

Offers Over £700,000

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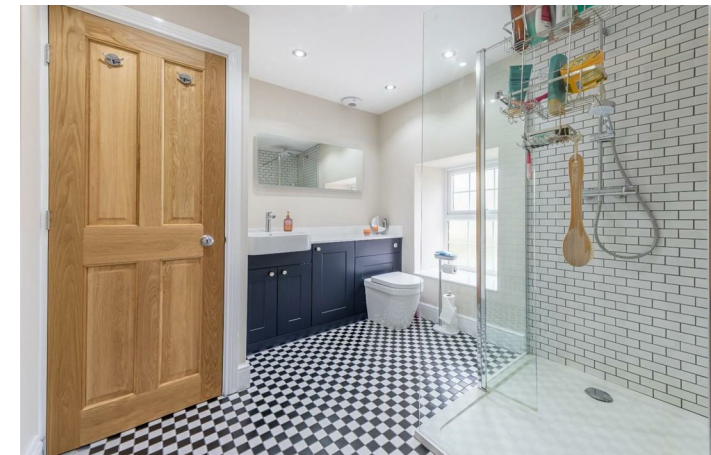
Beautifully presented five-bedroom detached family home occupying a generous plot in the desirable hamlet of Redburn, thoughtfully renovated and extended to provide spacious and versatile accommodation throughout.

The property offers an excellent layout centred around an impressive open-plan kitchen and dining room, complemented by three versatile reception rooms and a useful basement. The first floor provides five double bedrooms, including a main bedroom with a dressing room and en suite, while outside there is off-street parking, planning permission for a double garage and generous gardens.

Redburn is a small rural hamlet in the heart of the Tyne Valley, providing a peaceful countryside setting while remaining well connected. Both nearby towns offer a wide range of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with well-regarded schools. The A69 provides straightforward access to Newcastle and Carlisle, while rail services from Corbridge and Hexham offer connections across the region. This location is well suited to families, professionals and those seeking a spacious home within a rural setting without sacrificing everyday convenience.

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The internal accommodation comprises: an entrance hall with herringbone wood flooring and stairs leading up to the first floor. To one side is a versatile reception room, currently arranged as a home office, featuring an electric stove beneath a timber mantle and providing access to the basement. The basement level comprises three substantial rooms, offering excellent versatility for storage, hobbies or a variety of ancillary uses. A rear hall leads to the side entrance, while the ground floor also benefits from a convenient WC and a further versatile reception room, currently arranged as a home gym.

The hall continues into an impressive open-plan kitchen and dining room fitted with shaker-style cabinetry, integrated appliances, quartz worktops, a central island with an induction hob, three roof lanterns, recessed lighting and full-width sliding doors overlooking the garden. A well-appointed utility room completes the ground floor. The lounge offers generous proportions with exposed ceiling beams, wood flooring, an inglenook-style fireplace with a multi-fuel stove and French doors opening onto the garden. The kitchen and dining area provide ample space for everyday living and entertaining, enhanced by natural light from the roof lanterns and extensive glazing overlooking the rear garden.

Stairs lead to the first-floor landing, giving access to five double bedrooms, a family bathroom and a separate office. The main bedroom features vaulted ceilings with exposed timber trusses, a dressing room and an en suite shower room with a walk-in shower, vanity storage and patterned tiled flooring. The remaining bedrooms are all well-proportioned doubles, with one currently arranged as a dressing room.

To the front, gated side access leads to off-street parking, an electric vehicle charging point and planning permission for a double garage. The rear garden is mainly laid to lawn with mature trees, stone boundary walls and open views beyond. A generous stone-flagged terrace extends across the rear of the property with steps leading to the lawn, creating an excellent space for outdoor seating and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		52	71
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	