

# BRUNTON

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## RESIDENTIAL



**HOMEDALE, PRUDHOE, NE42**

Offers Over £600,000

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Beautifully presented, four-bedroom detached family home, occupying an elevated position on Homedale in Prudhoe and offering an exceptional standard of accommodation, generous living space and stunning countryside views.

Thoughtfully designed to suit modern family life, the accommodation offers two exceptional open-plan living spaces, one on each floor, providing excellent flexibility for both everyday living and entertaining. Four double bedrooms are complemented by three en-suites and a well-appointed family bathroom, while an integral double garage, extensive off-road parking and generous landscaped gardens further enhance the property's outstanding appeal.

Homedale is a well-established residential setting within the popular Northumberland town of Prudhoe, known for its welcoming community and excellent range of everyday amenities. Residents benefit from well-regarded schools, supermarkets, independent shops, cafés, healthcare facilities and leisure amenities, all within easy reach. Prudhoe railway station offers regular services to Newcastle upon Tyne, Hexham and Carlisle, while the nearby A695 and A69 provide excellent road connections across the region. Surrounded by attractive countryside and scenic riverside walks along the River Tyne, this is an outstanding opportunity for families seeking substantial, versatile accommodation in a convenient and highly regarded location.

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The internal accommodation comprises: an impressive entrance foyer with full-height glazing, creating an immediate sense of light and space. Stairs rise to the first floor, while the hallway provides access to the ground floor accommodation. At the heart of the home is an exceptional open-plan kitchen, dining and living room, beautifully presented and finished with wood-effect flooring throughout. The contemporary kitchen is fitted with sleek high-gloss handleless units, integrated eye-level ovens, an induction hob set within a central peninsula beneath a suspended extractor, generous work surfaces and a separate utility room, with a convenient WC positioned nearby. Large bi-folding doors flood the living area with natural light and open directly onto the rear garden.

The ground floor also offers two generous double bedrooms, both benefiting from en-suite facilities, making the layout ideal for family living or visiting guests. The spacious open plan living area provides clearly defined zones for cooking, dining and relaxing, while maintaining an excellent sense of openness and connection to the garden.

Stairs lead up to the first floor, where an outstanding open plan living and entertaining space is enhanced by vaulted ceilings, expansive glazing and access to a balcony. Designed for both relaxation and hosting, this remarkable room features a bespoke fitted entertaining area with a substantial island incorporating an inset sink and breakfast seating, integrated eye-level ovens, wine storage and illuminated display shelving. A contemporary wood-burning stove creates an attractive focal point within the lounge, while generous dining and seating areas make full use of the impressive proportions and elevated outlook. This floor also offers the main bedroom with an en-suite shower room, a further double bedroom and a spacious family bathroom fitted with both a bath and a separate shower.

Externally, the property occupies a generous plot with an extensive gravel driveway providing ample off-road parking alongside the integral double garage. The front garden is laid to lawn with established planting, while the enclosed rear garden is predominantly laid to lawn with gravel pathways, a decked seating terrace, a covered timber gazebo, a greenhouse, a storage shed and mature borders, creating an excellent setting for outdoor dining, entertaining and everyday enjoyment.



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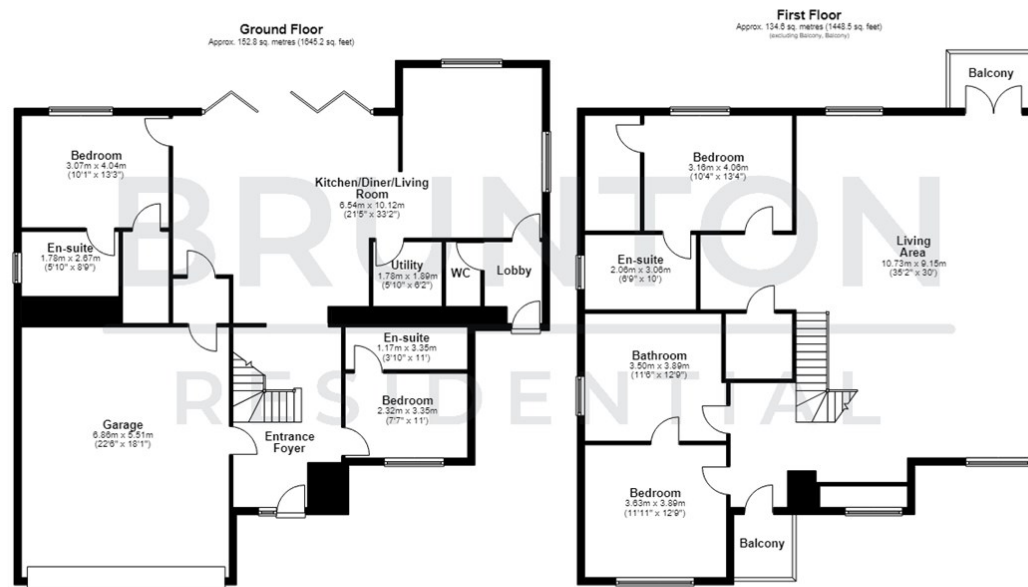
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



Total area: approx. 287.4 sq. metres (3093.7 sq. feet)



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	