BRUNTON

RESIDENTIAL

BRACKEN HILL, GUNNERTON, HEXHAM, NE48

£525,000

BRUNTON
RESIDENTIAL

BRUNTON
RESIDENTIAL

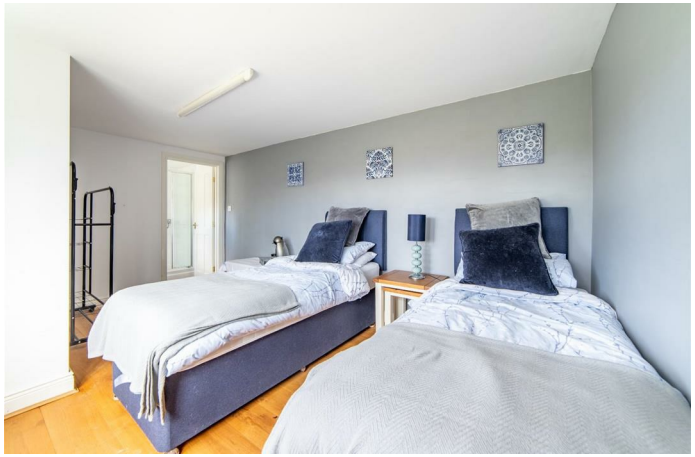
An exciting opportunity has arisen to acquire this stunning five-bedroom detached home, idyllically positioned on Bracken Hill in the charming rural village of Gunnerton. Enjoying a peaceful and private setting, the property is surrounded by breathtaking natural scenery, including woodland, open fields, and the picturesque Gunnerton Burn, all of which can be appreciated from the home's large balcony. Despite its tranquil location, the property remains conveniently situated approximately 15 minutes from Hexham, in the heart of the North Tyne Valley.

The village enjoys a strong sense of community, with a well-maintained playing field cared for by the parish council. Nearby Barrasford caters for day-to-day needs with its local shop. The market town of Hexham is within easy reach, offering an extensive range of shopping, leisure, cultural, and educational opportunities. The location is also ideal for commuters, with excellent access to the A69 and A1, providing connections to Newcastle, Carlisle and the wider regions.

The ground floor features a generous living room, a superb dining room, and a bright conservatory, alongside a beautifully extended kitchen/diner with utility room, offering direct access to the double garage. Upstairs, there are four spacious double bedrooms, including a principal bedroom with en-suite, complemented by a stylish family bathroom. Externally, a fifth bedroom with en-suite is accessed via the substantial rear garden. With a double garage, ample driveway parking, and stunning views, this is a truly exceptional family home.

BRUNTON

RESIDENTIAL



BRUNTON
RESIDENTIAL

The internal accommodation is both spacious and inviting. The property is approached via an entrance hall, which provides access to the principal ground floor rooms and stairs to the first floor.

On the ground floor, the dining room benefits from fitted shutters and underfloor heating, creating a warm space for entertaining. The generous living area, centred around a working fireplace, features dual-aspect windows and doors and opens via double doors into a conservatory. This bright and airy space offers far-reaching countryside views and French doors leading directly onto the newly installed decking.

The large kitchen/diner is thoughtfully designed with an extensive range of base and wall units, integrated appliances including an oven and extractor fan, a dishwasher, and a Belfast sink, providing ample storage and workspace. A separate utility room offers space for additional appliances and counter space, with convenient internal access to the integral double garage. A downstairs WC completes the ground floor layout.

On the first floor, there are four generously proportioned double bedrooms, all capable of accommodating a double bed comfortably. The master bedroom features built-in wardrobes and a luxurious four-piece en-suite shower room.

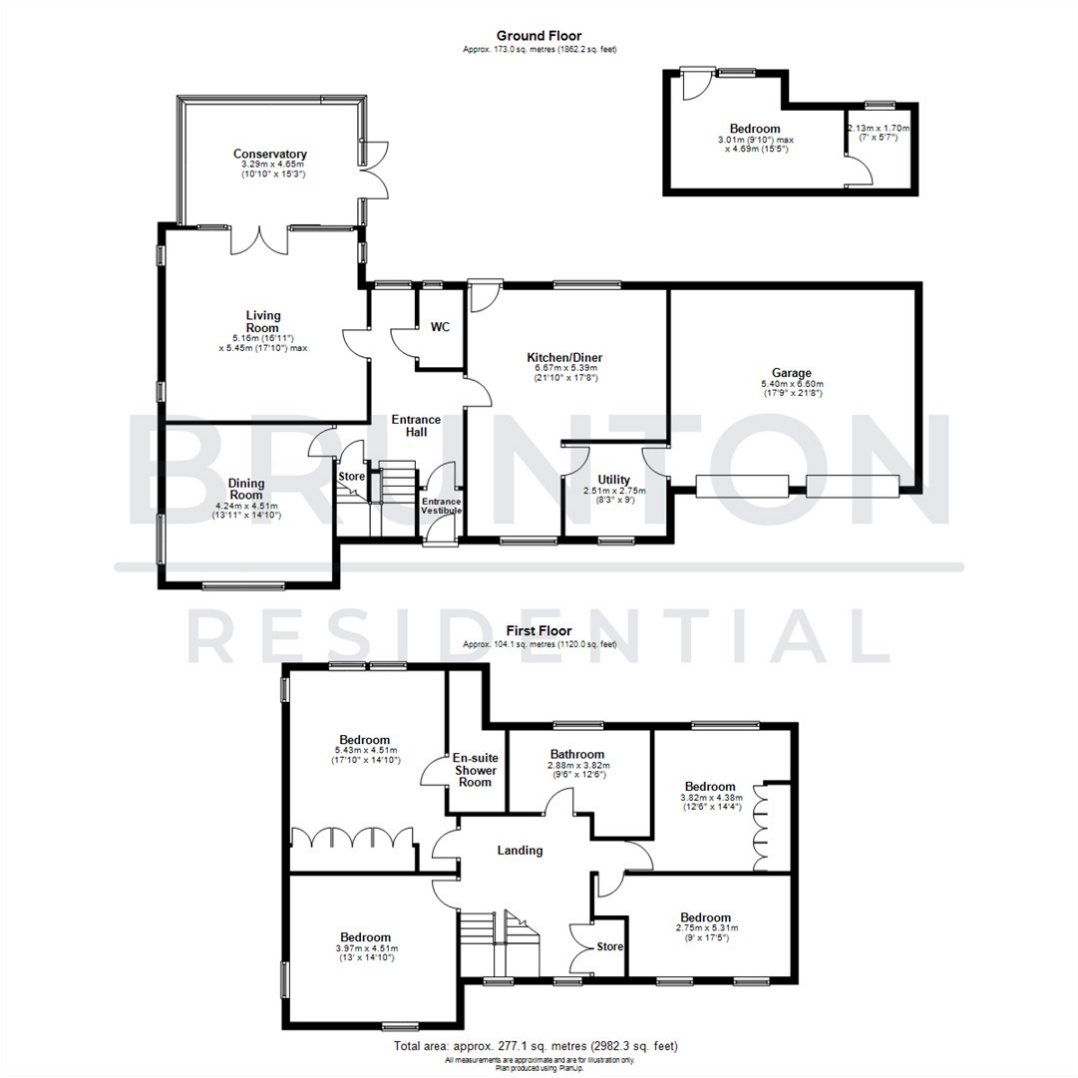
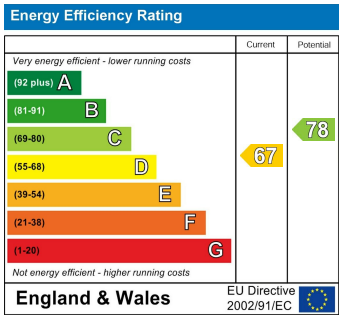
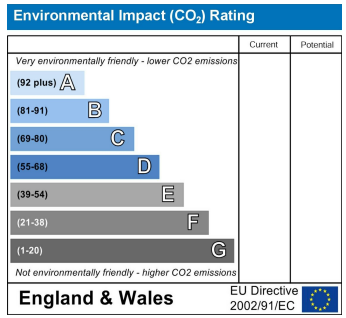
The lower ground level, accessible via the garden, houses a fifth bedroom with its own en-suite. This versatile space could function as a guest suite, Airbnb holiday let, or a granny annexe.

Externally, the property sits on a substantial plot with a double driveway and integral double garage. The front garden is neatly lawned, while the rear garden is expansive, featuring a variety of trees, lawned areas, and a large elevated decking area, all designed to take full advantage of the stunning surrounding countryside views.

BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D