

# BRUNTON

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RESIDENTIAL



**BELMONT, HAYDON BRIDGE, NE47**

Offers Over £90,000

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Brunton Residential are delighted to offer for sale this excellent opportunity to create a residential dwelling, which offers granted planning permission for a energy efficient four bedroom property.

The site is perfectly located just off from North Bank, and is positioned to the South of Belmont Gardens, within the desirable village of Haydon Bridge, Northumberland.

Haydon Bridge is ideally situated within Northumberland, and provides many local amenities including several public houses, restaurants, doctors' surgery and shops. The village also benefits from a popular first school and a high school. Also located just 6 miles away to the west, is the beautiful and historic market town of Hexham, which offers further shopping facilities, amenities and outstanding schooling.

Haydon Bridge Railway Station is also placed just a short walk away offering excellent and regular transport links throughout the Tyne Valley and into both Newcastle City Centre to the East and Carlisle to the West.

Change of use and conversion/extension of existing stable outbuilding to form one dwelling and creation of parking area. Planning permission was granted in April 2007 and work on the stables have already been implemented. Planning reference T/20050795.

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Occupying a generous plot, the proposed plans illustrate the potential to create an exceptional family home offering flexible accommodation across three floors, together with an integral garage and exciting opportunities to reconfigure and modernise for contemporary living.

The proposed ground floor comprises a spacious living room, breakfast room, well-appointed kitchen, utility room, WC and an integral garage, offering excellent scope to create a superb open-plan kitchen, dining and family space if desired.

The proposed first floor features an impressive principal bedroom with ensuite, a family bathroom, an additional double bedroom, a study, a generous landing and a substantial family room. The layout also offers the flexibility to be reconfigured to provide four or even five bedrooms.

The proposed second floor provides two further well-proportioned bedrooms and a bathroom, creating versatile accommodation ideal for growing families, guests or home working.

Externally, the plans showcase an attractive detached home with gardens, parking and an integral garage, presenting an exciting opportunity to create a substantial family residence in a highly desirable setting.

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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	