

BRUNTON

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WOODHORN FARM, NEWBIGGIN-BY-THE-SEA, NE64

£209,950

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Four-Bedroom Detached Home With Conservatory, Study, And Driveway Parking, Situated In The Seaside Town Of Newbiggin By The Sea.

The property offers versatile ground-floor accommodation including a lounge, dining room, conservatory, kitchen with utility, cloakroom, and a study converted from the original garage. Upstairs are four bedrooms, with the principal bedroom benefiting from an en-suite, alongside a modern family bathroom. Externally, the home features a lawned front garden with driveway parking and a low-maintenance rear garden with decking.

Located in the popular coastal town of Newbiggin by the Sea, the property enjoys close proximity to the beach, local shops, schools, and transport links.

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The internal accommodation briefly comprises: lounge, dining room, and a conservatory to the rear providing pleasant views over the garden. The ground floor also includes a well-fitted kitchen, a separate utility room, a ground-floor cloakroom, and a versatile study, which was originally the garage.

To the first floor, the landing gives access to four bedrooms, with the master bedroom benefitting from its own en-suite shower room. The remaining rooms are served by a family bathroom.

Externally, the property enjoys a lawned front garden with a driveway providing off-street parking, while to the rear lies a low-maintenance garden with a decked seating area, ideal for outdoor enjoyment.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	