

**BRUNTON**  
RESIDENTIAL



**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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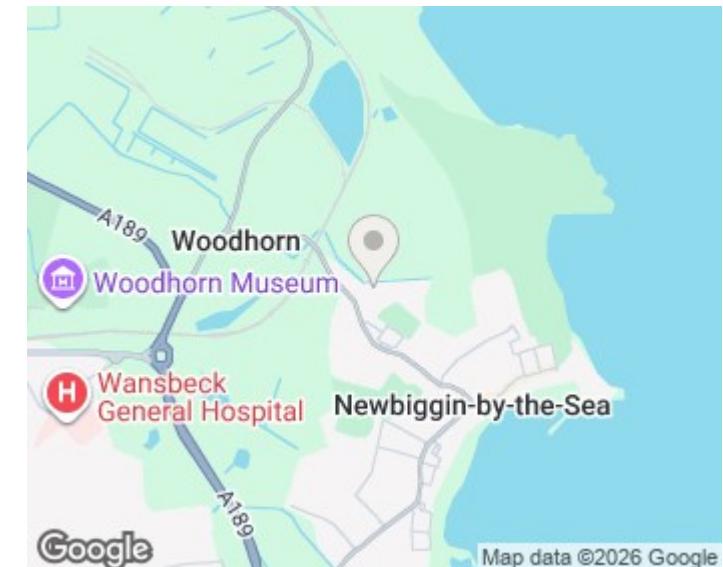
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : C

C



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		
England & Wales		EU Directive 2002/91/EC