

**BRUNTON**  
RESIDENTIAL



**ROPEHAUGH COTTAGES, ALLENHEADS, HEXHAM NE47**

**£190,000**

# BRUNTON

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This beautifully presented two- bedroom period terraced property offers an enviable countryside lifestyle. Exceptionally well maintained, the cottage combines charm, character and comfort throughout, with open countryside views enjoyed from both the front and rear.

Situated in the rural hamlet of Ropehaugh, near Allenheads, the property provides a countryside location while remaining well placed for everyday amenities. Allenheads is just a short walk away and offers an excellent café, The Hemmel, along with The Allenheads Inn and a heritage centre which hosts regular coffee mornings. Allendale and Hexham are both within easy reach and easily accessible via the local bus service, offering a wider range of amenities, shops and transport links.

This delightful cottage would make an ideal main home, second home or retirement property, offering the very best of rural living within one of Northumberland's most attractive landscapes.

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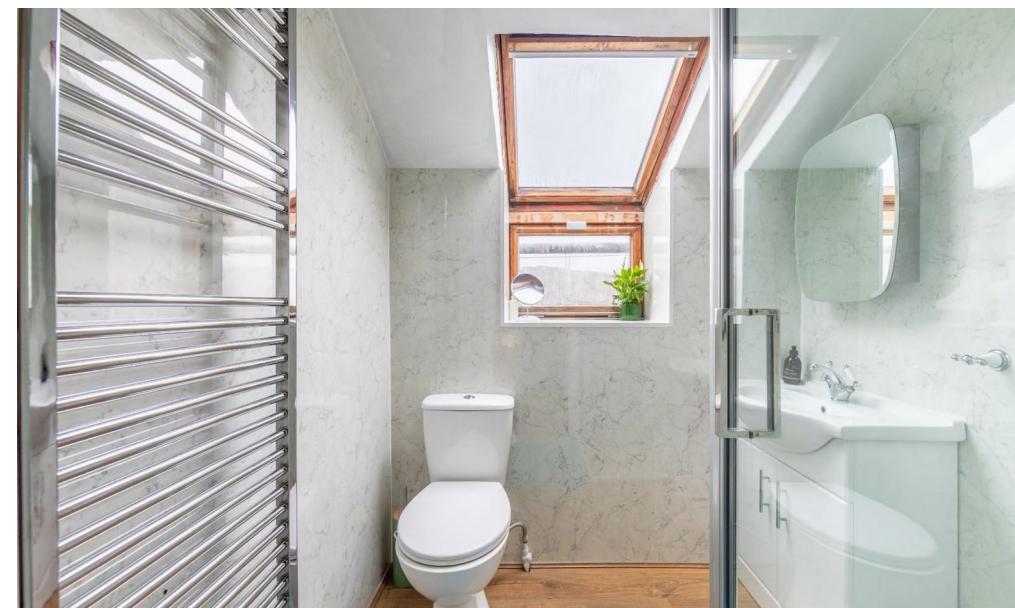
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Accessed via an entrance hall with stairs rising to the first floor, the property opens into a generous lounge featuring a characterful inglenook fireplace with space for a stove and a useful under-stairs storage cupboard. To the rear is a spacious kitchen fitted with modern cabinetry and integrated appliances including a double oven, hob and extractor, along with a stainless steel sink and mixer tap. There is ample space for additional appliances and a dining or seating area.

To the first floor are two well-proportioned double bedrooms. The principal bedroom is positioned to the front of the property, enjoys pleasant views and benefits from a stove and a built-in storage cupboard. The second bedroom overlooks the rear garden. A modern shower room serves both bedrooms and comprises a walk-in shower, WC, heated towel rail and ceramic wash hand basin.

Externally, the property offers street parking to the front. To the rear is a particularly attractive and unusually large garden extending down to the river, featuring patio areas, gravelled sections and established shrubs. Additional benefits include an outhouse and the property is double glazed throughout, with oil fired central heating from a new external boiler installed in 2024.



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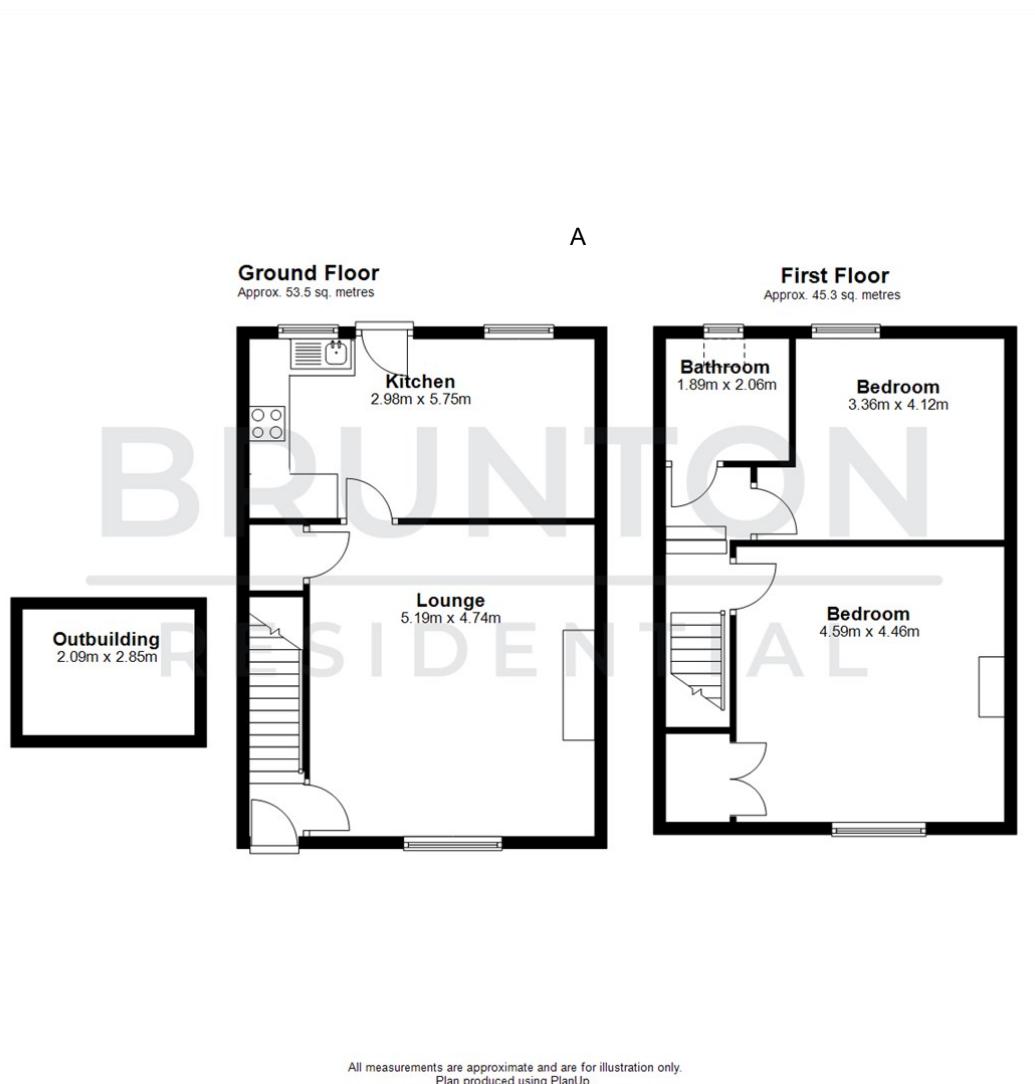
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 | 80      | 80        |
| (81-91) B                                   | 66      | 66        |
| (69-80) C                                   | 80      | 80        |
| (55-68) D                                   | 80      | 80        |
| (39-54) E                                   | 80      | 80        |
| (21-38) F                                   | 80      | 80        |
| (1-20) G                                    | 80      | 80        |
| 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) A   | 80      | 80        |
| (81-91) B   | 66      | 66        |
| (69-80) C   | 80      | 80        |
| (55-68) D   | 80      | 80        |
| (39-54) E   | 80      | 80        |
| (21-38) F   | 80      | 80        |
| (1-20) G  | 80      | 80        |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

England & Wales

EU Directive 2002/91/EC