

BRUNTON

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HENSHAW, HEXHAM, NE47

£995,000

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THREE BEDROOM BUNGALOW with FULLY FURNISHED THREE-BEDROOM LODGE and 2 HOLIDAY PODS

A rare opportunity to acquire a truly special property set within approximately three acres of land. The site includes a high-quality three-bathroom bungalow, a three-bedroom lodge known as April Cottage, two camping pods, and various outbuildings, creating a highly versatile property with strong income potential.

Exceptionally well maintained by the current owners, the property benefits from solar panels and four hot tubs. The lodge and pods offer an impressive potential yield, with further scope for development or enhancement, subject to the necessary consents.

Set in beautiful rural surroundings, the property provides a peaceful retreat while remaining within easy reach of Haltwhistle, Hexham, Carlisle, and Newcastle. Henshaw offers the ideal balance of countryside living with excellent transport links.

The village is well suited to families, with Henshaw Primary School and Nursery, rated excellent, close by, and secondary schools in Haydon Bridge and Hexham easily accessible. Road links are superb, with the A69 providing direct routes to Newcastle and Carlisle, while Bardon Mill and Haltwhistle train stations offer regular rail services to both cities.

Local amenities including shops, pubs, and cafés are available in Haltwhistle and Haydon Bridge, with more extensive retail facilities in Hexham. Henshaw is also perfectly positioned for enjoying Northumberland National Park and the historic Hadrian's Wall.

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This beautifully presented property opens into a welcoming entrance hallway, providing access to all principal rooms. To the left, there is a superb double bedroom featuring built-in wardrobes and a luxurious fully tiled en-suite bathroom, complete with a vanity sink, heated towel rail, WC, large walk-in shower, and separate bath.

To the right of the hallway lies a further generous double bedroom, enhanced by French doors opening onto a charming courtyard garden. This room also benefits from its own en-suite shower room, finished with partially tiled walls, a spacious walk-in shower, WC, and a ceramic wash basin.

The hallway leads through to the heart of the home—an impressive open-plan living space combining kitchen, dining, and sitting areas. The contemporary kitchen is fitted with a range of stylish cabinetry and a central island featuring a Belfast sink, alongside integrated appliances including a microwave, extractor, dishwasher, wine fridge, and fridge freezer. A striking range cooker with tiled splashbacks completes the space, with ample room for dining.

Large bi-fold doors open onto a raised terrace, offering delightful views across the surrounding land. To one side of the family room is a cosy sitting area, centred around a wood-burning stove set within an inglenook fireplace, and further benefiting from double doors leading outside.

The kitchen provides access to a practical utility room with generous worktop space and plumbing for appliances, as well as an internal door to the rear. From here, there is access to an additional bedroom—currently used as a hobby room—which enjoys its own external door. This room is served by a nearby shower room with a cubicle shower, ceramic wash basin, and WC.

Externally, the property continues to impress. To the front, there is a large lawned area with ample parking and a car port. To the rear, the property enjoys far-reaching views across approximately three acres of land, with a raised Astroturf seating area directly accessible from the house.

The grounds also feature a superb summer house with electricity, a wooden pergola, and a hot tub, as well as a dedicated BBQ and entertaining area—ideal for outdoor living. At the lower end of the plot, the current owners keep livestock, including chickens. Additional storage is provided by multiple sheds located on both sides of the property.

Set within a generous plot, this unique offering features a fully furnished three-bedroom lodge, finished to an outstanding standard throughout. Designed with both comfort and style in mind, the lodge provides spacious, high-quality accommodation ideal for both personal use and guest stays.

Externally, the property truly excels. The lodge benefits from its own private garden area and an impressive 8-person hot tub, creating a perfect space for relaxation and entertaining.

In addition, the site includes two well-appointed glamping pods, each complete with their own hot tubs and private outdoor seating areas—offering immediate income potential. Further enhancing the appeal, the grounds also feature a charming BBQ hut and a dedicated play area, making this an attractive destination for families and holidaymakers alike.

The expansive plot offers ample space for further development, with the potential to add additional pods and significantly increase business yield.

This is a rare opportunity to acquire a turnkey holiday let business with excellent growth potential in a desirable setting.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D

