

BRUNTON

RESIDENTIAL



HAYDON BRIDGE, HEXHAM, NE47

£400,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



This delightful three-bedroom stone built semi-detached home in Haydon Bridge offers well-proportioned living spaces, a versatile layout, and charming character throughout.

Haydon Bridge is a picturesque and historic village set on the banks of the River South Tyne, offering a welcoming community atmosphere. Residents enjoy a range of local amenities including independent shops, cafes, and a village pub. The village is well-served for schooling, with local primary and secondary options nearby, making it ideal for families. Outdoor enthusiasts will appreciate the surrounding Northumberland countryside, perfect for walking, cycling, and riverside activities.

Transport links are excellent, with Haydon Bridge railway station providing regular services to Newcastle and Carlisle, and easy access to the A69 offering a straightforward route to Hexham, Newcastle, and beyond. This home represents an ideal choice for families and professionals seeking a blend of village charm, modern comfort, and excellent connectivity.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises a welcoming entrance vestibule, providing access to all main areas of the home, with stairs leading directly to the first floor. To the left, a generous open-plan living room features a striking fireplace, a media wall, and a front-aspect window, seamlessly flowing into the dining area. The dining space, in turn, opens into a superb garden room with vaulted ceilings, an exposed brick wall, and French doors leading directly to the rear garden.

To the right of the dining area lies a modern kitchen, fitted with ample floor and wall cabinetry, a ceramic sink with stainless steel mixer tap, and a tiled splashback, offering excellent storage and work surface space. The kitchen also includes a practical pantry/utility room, while to the rear, a boot room provides access to the garden along with a convenient ground-floor WC. Adjacent to the entrance hall is a dual-aspect ground-floor room, ideal as a reception room or bedroom, offering flexibility for guests or multi-generational living.

On the first floor, the landing provides access to two well-proportioned bedrooms. The master bedroom benefits from a stylish en-suite shower room, complete with tiled floors, partially tiled walls, a WC, washbasin, and walk-in shower. The second bedroom is dual aspect, featuring French doors that open onto a balcony. A family bathroom, equipped with a washbasin, bidet, bath, and separate shower, serves the remaining rooms. A separate WC, located just off the landing alongside a useful storage cupboard, completes the internal accommodation.

Externally, the property boasts a large driveway at the front, providing off-street parking for multiple vehicles, alongside a neatly maintained lawned area. To the rear, a beautifully landscaped garden offers lawned sections, decking, and practical storage sheds, creating an ideal space for outdoor living and entertaining.



BRUNTON

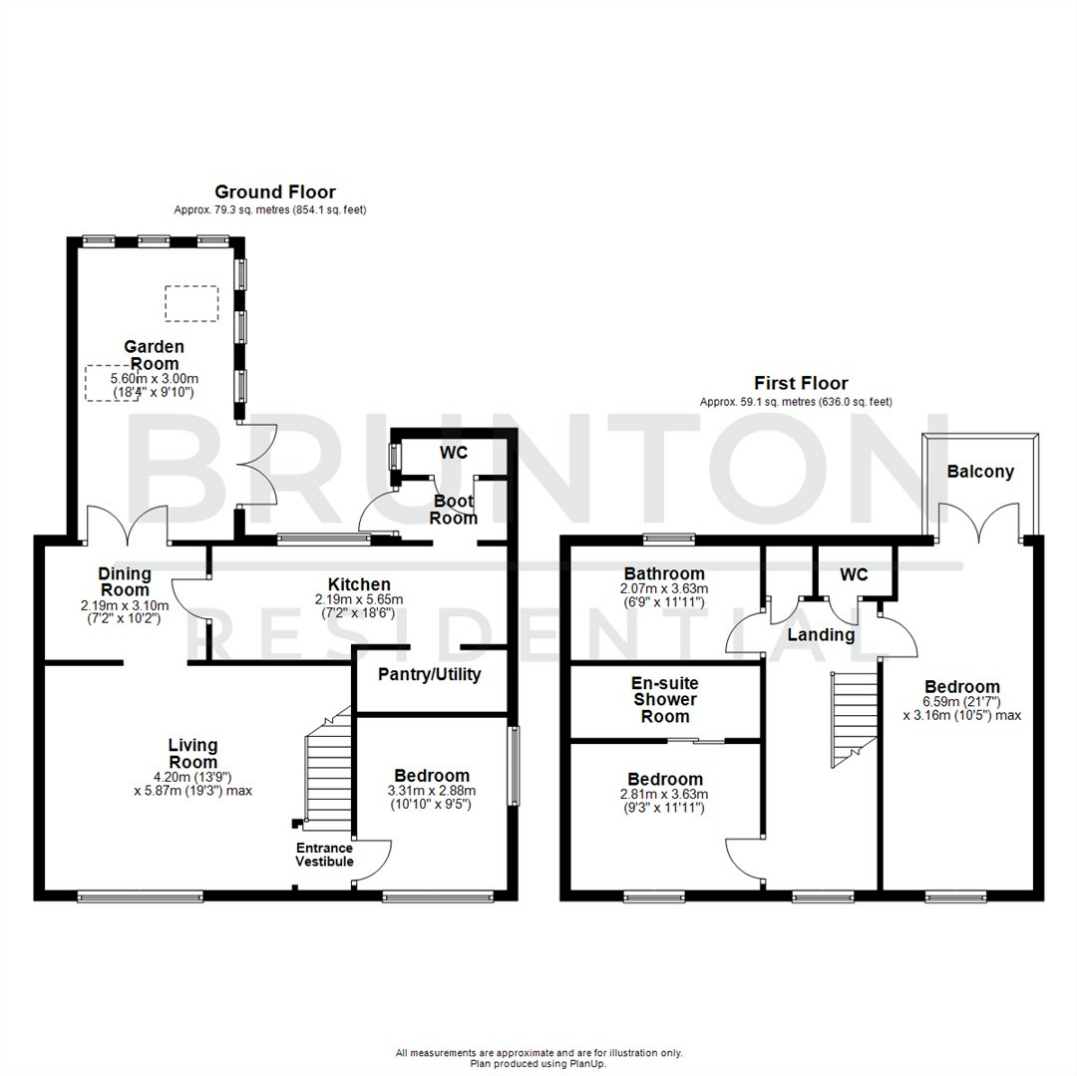
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : E



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		
		76			
	49				
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	