

BRUNTON

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CORBRIDGE, NE45
Offers Over £350,000

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Beautifully presented stone-built cottage combines period charm with modern comforts, offering characterful accommodation within one of Northumberland's most desirable villages. Sympathetically restored and maintained, the property retains many original features while providing a practical layout ideally suited to a range of buyers.

Highlights include the welcoming living room with its striking inglenook fireplace and wood-burning stove, a well-equipped kitchen/diner and two generous double bedrooms, including a principal suite with en-suite facilities. Externally, the attractive courtyard garden provides a wonderful setting for outdoor dining and relaxation, complementing the cottage's charming character.

Bridge End Cottages enjoys an enviable position within the historic village of Corbridge, one of Northumberland's most sought-after villages, known for its thriving independent shops, cafés, a celebrated delicatessen, restaurants, and strong community spirit. The historic market town of Hexham is also within easy reach, offering a great selection of shops, supermarkets, and professional services, as well as cultural attractions such as a cinema and theatre.

Families will appreciate the excellent educational options nearby, including Corbridge's superb First and Middle Schools, Hexham's senior schools, and independent schools such as Mowden Hall Preparatory School.

This well-presented home is also conveniently positioned close to transport links, with regular rail services from Corbridge Railway Station providing connections to Newcastle and Carlisle, while the nearby A69 offers easy road access to surrounding towns and cities.

Scenic riverside and countryside walks are right on the doorstep, making this an ideal setting for those seeking both lifestyle and location.

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The internal accommodation comprises an entrance hall with staircase leading to the first floor and access to a spacious living room. This characterful reception space features attractive wooden flooring, exposed beams, shuttered windows, and an impressive inglenook fireplace incorporating a wood-burning stove, creating a warm and inviting focal point.

Beyond the living room is a well-appointed kitchen/dining room, fitted with a comprehensive range of quality cabinetry and integrated appliances, including a fridge, freezer, oven, hob, extractor fan, and dishwasher. The room offers ample space for dining furniture, enjoys pleasant views over the courtyard garden, and benefits from direct access to the outside, making it ideal for both everyday living and entertaining.

To the first floor, the landing provides access to two generous double bedrooms. The principal bedroom benefits from built-in storage and a stylish en-suite shower room, comprising a large walk-in shower with waterfall shower head, heated towel rail, ceramic wash hand basin with storage beneath, partially tiled walls, and a low-level WC.

The second bedroom enjoys attractive views towards the River Tyne and is served by a well-appointed family bathroom fitted with a panelled bath with shower over, heated towel rail, ceramic wash hand basin with storage beneath, low-level WC, and partially tiled walls.

Externally, the property benefits from an excellent courtyard garden wrapping around the side of the cottage. Incorporating a variety of planted shrubs, seating areas and enclosed by attractive stone wall boundaries, the garden provides a private, characterful, and low-maintenance outdoor space.



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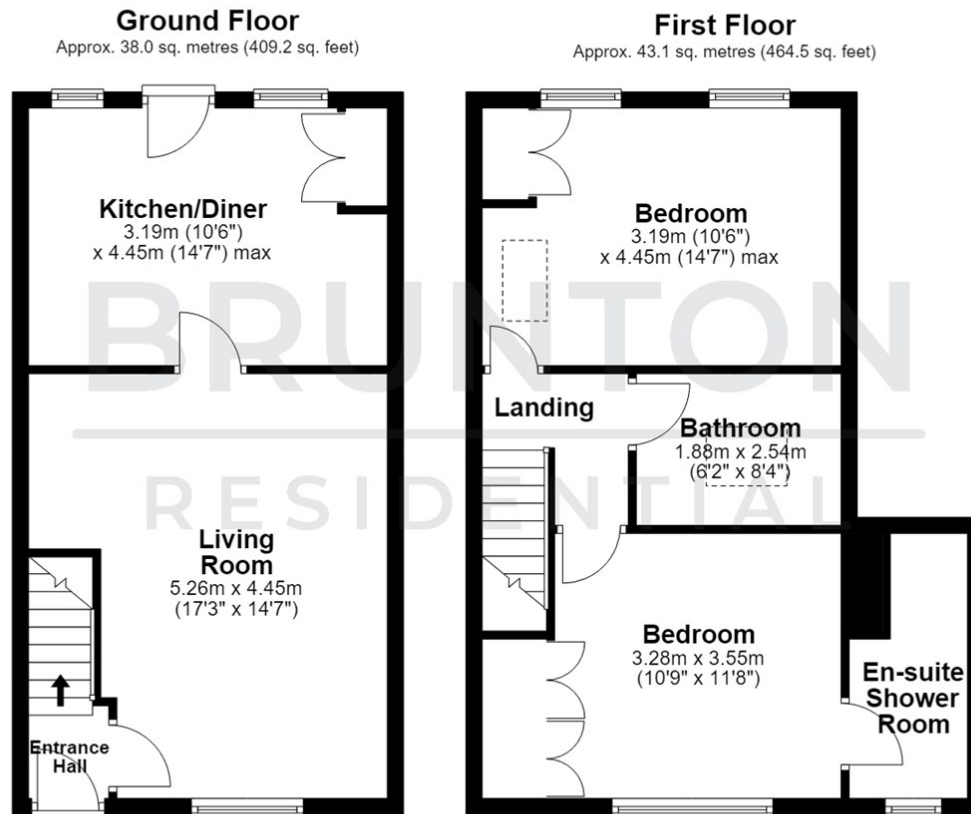
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 81.2 sq. metres (873.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	75
England & Wales		EU Directive 2002/91/EC	

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