

# BRUNTON

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RESIDENTIAL



**THE OLD ORCHARD, RIDING MILL, NE44**

**Offers Over £100,000**

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Well-presented over 55's two-bedroom first-floor retirement apartment for the over 55s, situated within a popular and well-established development in the highly desirable Tyne Valley village of Riding Mill.

The property offers well-proportioned accommodation including a spacious lounge, modern fitted kitchen, double bedroom, versatile second bedroom/study and good sized bathroom.

Riding Mill remains one of the Tyne Valley's most sought-after villages, offering a strong sense of community alongside a range of local amenities including a village pub, tennis club, community café, churches, and village halls. Excellent transport links include a local railway station, regular bus services, and convenient access to the A69, providing easy connections to Newcastle, Hexham, Carlisle, and beyond.

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The internal accommodation comprises: an entrance hall with a useful storage cupboard and access to all rooms. The hallway provides a practical introduction to the apartment, with doors leading to the lounge, kitchen, both bedrooms and the bathroom.

The lounge is a generous, light-filled reception room featuring neutral décor, fitted carpeting and a decorative fireplace which creates an attractive focal point. A large window allows natural light to flood the space while providing pleasant views over the surrounding grounds. There is ample room for both seating and dining furniture, making it well-suited to everyday living and entertaining. Access leads through to the kitchen, which is fitted with a range of wall and base units, complementary work surfaces, tiled splashbacks and wood effect flooring. A breakfast bar provides casual seating, while designated space and plumbing are in place for appliances, creating a practical and functional kitchen.

The apartment offers two bedrooms, including a generous double main bedroom complete with fitted wardrobes and ample room for additional furnishings. The second bedroom is well proportioned and currently lends itself well to use as a guest room, study or hobby space. Both rooms are served by the bathroom, fitted with a panelled bath with shower over, WC and vanity wash basin, complemented by extensive wall tiling, fitted storage cabinetry and a window providing natural light and ventilation.

Externally, the apartment forms part of an attractive stone-built development set within well-maintained communal grounds. Residents benefit from shared lawned areas, mature trees, established planting and a large communal parking area providing ample parking. The attractive courtyard-style setting enhances the overall appeal and offers a pleasant outlook from the apartment.



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TENURE : Leasehold

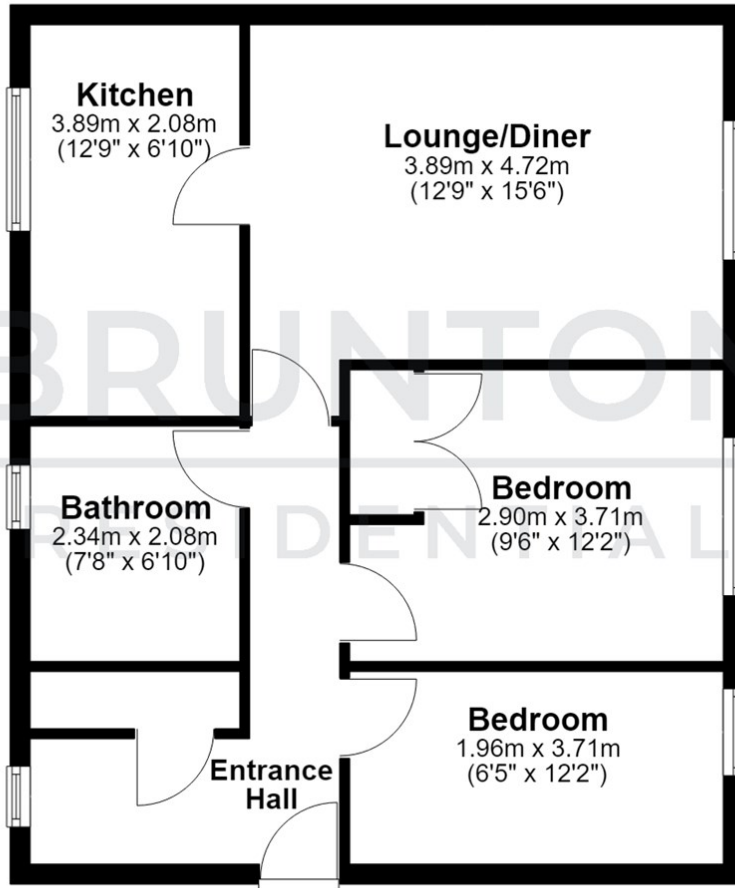
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :

### First Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



Total area: approx. 57.6 sq. metres (619.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	