

BRUNTON

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THE BARN, WARK, NE48

£600,000

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An impressive detached family home offering spacious and versatile accommodation, occupying a delightful plot surrounded by mature greenery in the picturesque village of Wark. Thoughtfully designed for modern family living, the property combines generous reception spaces with well-proportioned bedrooms and beautifully maintained gardens, creating a home that is both practical and inviting.

The flexible layout includes a superb triple-aspect living room, a formal dining room, a versatile reception room currently used as a home office but which could be utilised as a bedroom, and a bright garden room that seamlessly connects the indoor and outdoor living spaces. To the first floor are three generous bedrooms, including a principal suite with an en-suite shower room. Externally, the property benefits from a large plot, garage and extensive off-street parking, further enhancing its appeal.

Located in the charming village of Wark, this home benefits from a fantastic range of local amenities, including a well-stocked village shop and post office, a café, a friendly local pub and a highly regarded primary school — all within walking distance. The area is also well served for secondary education, with several excellent schools in nearby towns such as Hexham and Bellingham, many offering school transport options from the village.

Despite its peaceful rural setting, Wark offers good transport links. Regular bus services connect Wark to Hexham, with a bus stop conveniently located next to the house, providing onward connections to rail services for Newcastle, Carlisle and beyond. For drivers, the A68 and A69 are easily accessible, offering convenient routes across Northumberland and into the wider region.

Surrounded by the stunning Northumberland countryside and within easy reach of everything you need, this is an ideal home for families, first-time buyers, downsizers or anyone looking to enjoy village life in a beautifully presented property.



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The internal accommodation comprises: a welcoming entrance hall with stairs to the first floor and a convenient ground-floor WC. To the front is a generous triple-aspect living room featuring a log-burning stove and French doors opening directly onto the garden. Positioned centrally is a formal dining room, which provides access to a practical utility room with plumbing for appliances and a versatile reception room, currently used as an office but which could also be utilised as a bedroom, with a large window allowing an abundance of natural light. Double doors from the dining room open into the well-appointed kitchen/breakfast room, fitted with a range of wall and base units, some integrated appliances, a free-standing range cooker and ample space for dining furniture. A further door provides direct access to the garden. Off the kitchen is a superb triple-aspect garden room with a Velux window and French doors opening onto the garden, creating a bright and inviting space that is perfectly suited to both relaxing and entertaining.

To the first floor are three generous bedrooms, all benefiting from built-in wardrobes and Velux windows. The principal bedroom enjoys a private en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from a large garage with both power and space for three cars with storage above. The generous lawned garden is well established, featuring a variety of mature trees, established shrubs and a wraparound patio, creating a private and attractive outdoor space. Beyond the garden lies a substantial wooded area, further enhancing the sense of privacy and providing a wonderful natural backdrop.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : C



Total area: approx. 200.3 sq. metres (2156.4 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		
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	