

BRUNTON

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CATTON, HEXHAM, NE47

Asking Price £440,000

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Beautifully Presented & Refurbished Period Home Positioned within the Delightful Village of Catton, Offering a Wonderful Kitchen, Open-Plan Lounge & Dining Space, Bedroom on Ground Floor, Modern Shower Room, An Impressive Open-Plan Bedroom & Living Space with En-suite, Separate Excellent Loft Area, Off-Street Parking, Garage, and Allotment-Style Garden.

Doric House is a beautifully renovated listed chapel, thoughtfully restored by the current owner to the highest standard, retaining all its excellent period features. Well presented throughout this excellent modern home simply demands an early inspection and viewings are deemed essential.

The property is perfectly situated in the highly sought-after village of Catton, just outside the picturesque village of Allendale. The property is ideally placed with easy access to a range of local shops, schools, and the stunning landscapes of the North Pennines Area of Outstanding Natural Beauty. The nearby market town of Hexham provides further amenities, while excellent transport links ensure convenient connections to Carlisle and Newcastle.

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The internal accommodation briefly comprises:

Entrance is via a stunning arched wooden church door into a tiled hallway. To the left of the entrance is a practical storage unit, with a cloakroom positioned on the right. Directly ahead, beneath the staircase, is a mirrored cupboard providing additional storage.

Continuing through the ground floor, on the right-hand side is the beautifully appointed kitchen. This space features a thoughtful layout with modern base and wall units, larder storage, a stainless steel double sink with mixer tap, integrated appliances such as an oven, induction hob, dishwasher, washer/dryer and fridge freezer, a central island, blackboard wall and a wood-burning stove. A side stable door provides external access.

To the left of the hallway lies a generous open-plan living and dining space, which also benefits from a large 11KW Multi fuel-burning stove.

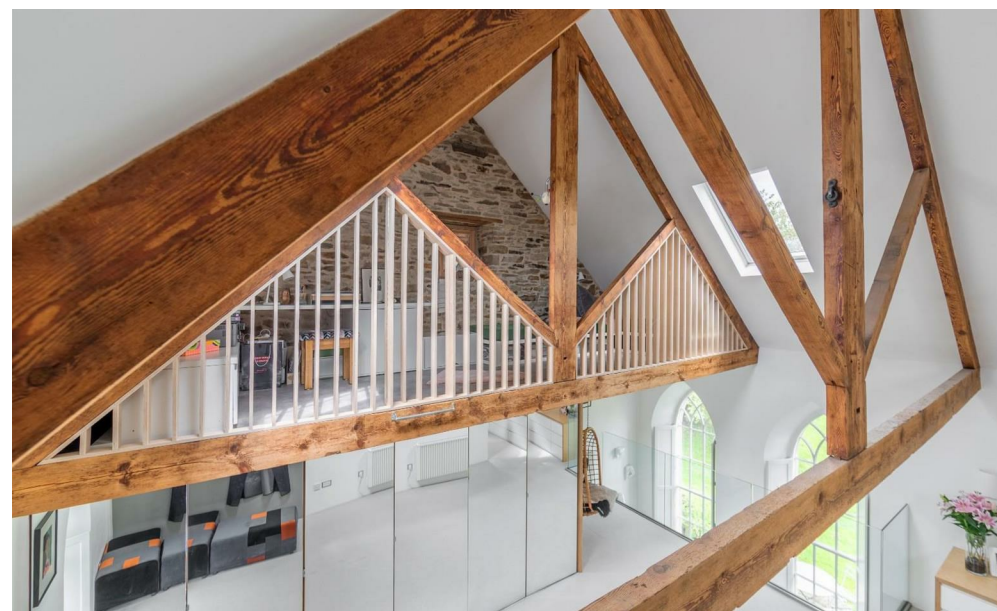
At the rear of the ground floor is a contemporary shower room, along with a comfortable double bedroom.

Upstairs, the first floor offers an exceptional living area with vaulted ceilings and an abundance of natural light. This space has been cleverly designed to optimise both storage and flexibility, offering room for a combined living and bedroom setup. A glass balustrade adds a modern touch, while thoughtfully placed cupboards provide ample storage.

The floor also includes an en suite bathroom, fitted with a freestanding bath and walk-in shower, as well as a designated loft area, ideal for use as a snug, home office, or additional bedroom.

The home features new doubled glazed arched windows with internal shutters throughout, replicating the originals. Each carefully chosen to complement the character and listed status of the property. Exposed beams, stone work and louvered upper windows are retained, and featured complementing the modern interior.

Externally, the property enjoys a private seating area to the front, with views across the beautifully maintained village green. A separate plot is also included, featuring a garage, parking space, and an allotment-style garden.



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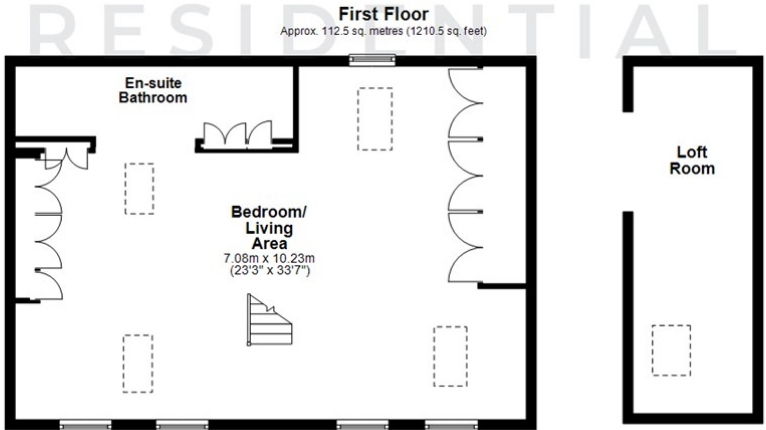
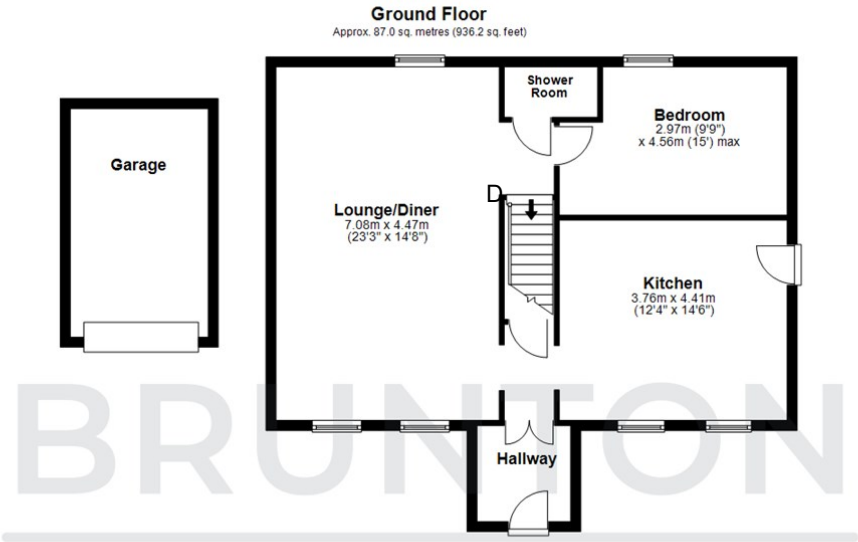
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : G



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

