BRUNTON

RESIDENTIAL

# GREENHEAD, BRAMPTON, CA8

Price Guide £375,000

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HOME

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An exceptional Grade II listed former Station House, dating back to circa 1836 and originally serving the Newcastle to Carlisle railway. This impressive four-bedroom, detached stone-built home is set within the highly sought-after village of Greenhead, near Brampton, and offers a wonderful blend of character and space.

The property boasts two generous reception rooms, a spacious kitchen/breakfast room, and four well-proportioned bedrooms, providing flexible and well-balanced accommodation ideally suited to modern family living. Thoughtfully refurbished throughout, the home offers an excellent flow between rooms and a bright, airy feel.

Externally, the property benefits from a private rear garden, off-street parking, and a delightful setting that enhances its overall appeal.

Ideally positioned within the peaceful village of Greenhead, on the edge of the Northumberland National Park and in the heart of Hadrian's Wall country, the location offers an enviable lifestyle. The village itself provides a primary school with nursery provision, a tea room, church, hotel, and village hall. A wider range of amenities, including supermarkets, shops, leisure facilities, and healthcare services, can be found in the nearby towns of Haltwhistle and Brampton.

The property is well connected via the A69, offering convenient access to Carlisle, Hexham, and Newcastle. Haltwhistle railway station provides direct links to both Carlisle and Newcastle, while regular bus services operate within the village. This location perfectly combines the tranquillity of rural living with excellent accessibility, making it ideal for families, retirees, or those seeking a well-connected countryside retreat.

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The internal accommodation briefly comprises an entrance vestibule leading into a welcoming hallway, with stairs rising to the first floor. To the left, there is a spacious lounge featuring a multi-fuel stove and dual windows, allowing an abundance of natural light. To the right, a generous dining room also benefits from dual-aspect windows and a further fireplace with a multi-fuel stove.

To the rear of the property is a substantial kitchen/breakfast room, fitted with a range of bespoke base units and offering ample worktop space, storage, and room for appliances. This characterful space features an inglenook fireplace with a multi-fuel stove and attractive exposed brickwork. There is also space for a dining table, making it ideal for informal dining, while pleasant views over the rear garden create a bright and sociable setting.

On the first floor, the landing provides access to four well-proportioned double bedrooms, all offering versatile accommodation. The family bathroom is fitted with a suite comprising a bath with shower over, WC, and wash basin, all presented in a tasteful style.

Externally, the property enjoys a private rear garden, mainly laid to lawn with a patio area with a pergola. Additional features include two sheds, a summer house, and a brick outbuilding currently used as a snug, complete with a toilet and sink.

To the front, a driveway provides off-road parking for up to four vehicles.

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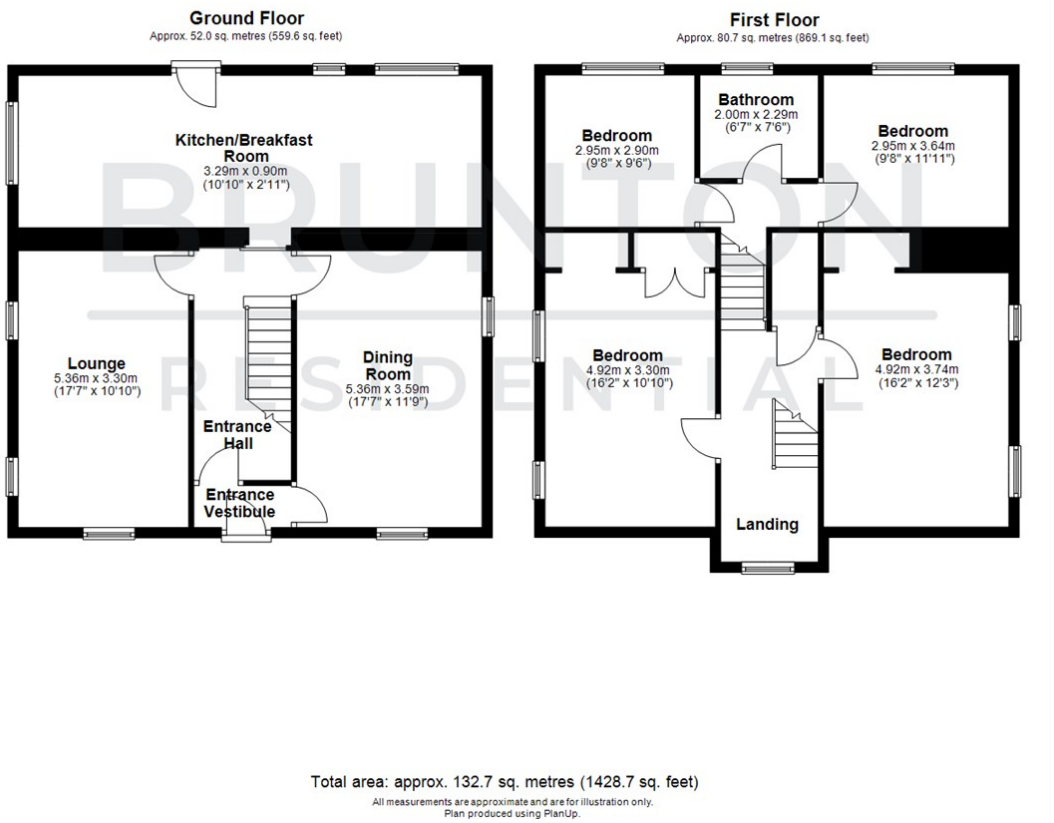
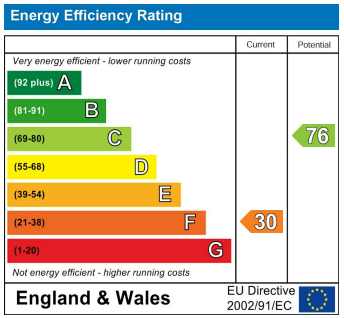
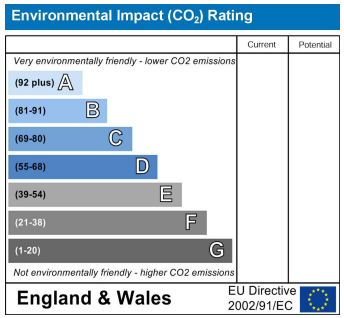
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : F