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ROPEHAUGH COTTAGES, ALLENHEADS, HEXHAM NE47

Offers Over £180,000

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Enjoying an peaceful position in the rural hamlet of Ropehaugh, near Allenheads, this charming two-bedroom period cottage offers comfortable living in a beautiful Northumberland setting, perfectly suited to those seeking a quieter pace of life without compromising on convenience.

Surrounded by open countryside and attractive rural views, the property offers the best of both worlds — peaceful village living within easy reach of everyday amenities and excellent transport connections. Allenheads is close by and offers a welcoming village atmosphere with a café, pub and heritage centre, while Allendale and Hexham are readily accessible by car or public transport, providing a wider range of shops, services, leisure facilities and onward transport links.

Ideal as a permanent residence, second home or retirement retreat, the cottage presents an opportunity to enjoy village life with easy access to the surrounding Northumberland countryside, while remaining conveniently connected to neighbouring towns and beyond.

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The accommodation is entered via an entrance hall with stairs rising to the first floor and opens into a generous lounge centred around a characterful inglenook fireplace with space for a stove, creating a warm and welcoming living space. To the rear, the kitchen offers fitted cabinetry, integrated appliances and space for dining or informal seating.

To the first floor are two double bedrooms, including a principal bedroom enjoying attractive open views to the front, while the second overlooks the rear garden. A shower room comprises a walk-in shower, WC, heated towel rail and wash hand basin.

Externally, the property benefits from convenient on-road parking on the quiet lane directly outside the cottage. To the rear lies a particularly generous and attractive garden extending down towards the river – a rare feature offering lovely views, patio and seating areas, and excellent space to enjoy the peaceful surroundings. Whether gardening, entertaining or simply relaxing outdoors, the garden provides a wonderful extension to the living space and enhances the sense of countryside tranquillity.

Further practical benefits include a handy outhouse providing additional storage, double glazing throughout, and central heating installed in 2024, helping to ensure year-round comfort and ease of living.



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TENURE : Freehold

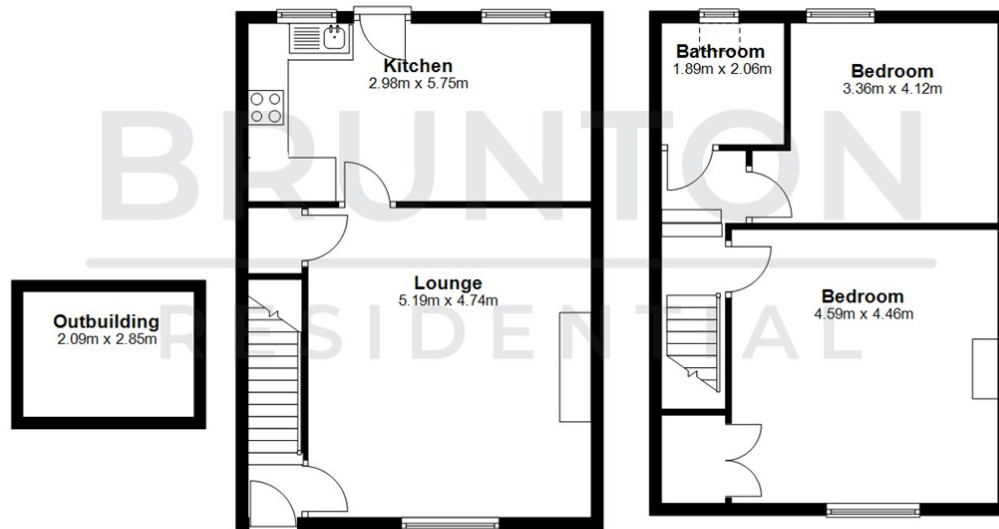
LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D

Ground Floor
Approx. 53.5 sq. metres

First Floor
Approx. 45.3 sq. metres



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



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			
		66	80
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	