

BRUNTON

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HENSHAW, HEXHAM

£475,000

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Brunton Residential are delighted to present this exceptional lifestyle and business opportunity.

Set within a generous plot, this unique offering features a fully furnished three-bedroom lodge, finished to an outstanding standard throughout. Designed with both comfort and style in mind, the lodge provides spacious, high-quality accommodation ideal for both personal use and guest stays.

Externally, the property truly excels. The lodge benefits from its own private garden area and an impressive 8-person hot tub, creating a perfect space for relaxation and entertaining.

In addition, the site includes two well-appointed glamping pods, each complete with their own hot tubs and private outdoor seating areas, offering immediate income potential. Further enhancing the appeal, the grounds also feature a charming BBQ hut and a dedicated play area, making this an attractive destination for families and holidaymakers alike. The property benefits from solar panels.

The expansive plot offers ample space for further development, with the potential to add additional pods and significantly increase business yield.

This is a rare opportunity to acquire a turnkey holiday let business with excellent growth potential in a desirable setting.

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This plot offers a beautifully presented, fully furnished three-bedroom lodge is finished to a high standard throughout, offering stylish and comfortable accommodation. At its heart is a spacious open-plan living area, complemented by a high-quality kitchen complete with integrated appliances, perfect for modern living and entertaining. The property features three well-proportioned double bedrooms and a contemporary shower room. Externally, a decked seating area provides the ideal space to relax and unwind, further enhanced by a private hot tub for a touch of luxury.

In addition to the main lodge, the property also benefits from two well-appointed glamping pods, each thoughtfully designed to maximise comfort and appeal. Both pods feature a double bed, sofa bed, modern shower room, and a convenient kitchenette, making them ideal for short stays. Each pod also enjoys its own private hot tub and outdoor seating area, providing guests with a relaxing and self-contained retreat.

Further enhancing the appeal, the property includes a charming BBQ hut, perfect for social gatherings and guest enjoyment. Set within expansive grounds, the site offers significant potential for further development, with ample space available to accommodate additional dwellings or pods, presenting an excellent opportunity to increase income and overall business yield.



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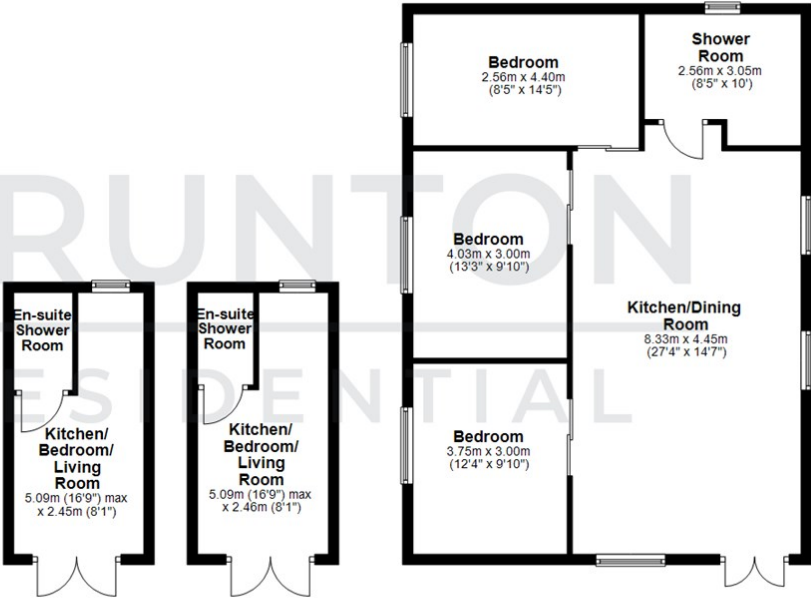
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :

Ground Floor
Approx. 104.2 sq. metres (1121.9 sq. feet)



Total area: approx. 104.2 sq. metres (1121.9 sq. feet)
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		
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	