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RIDING MILL
Offers Over £800,000

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A Excellent Family Home Situated Within a Desirable Location & Boasting Large Gardens, with Nearly 3,000 Sq Ft of Internal Living Space, Two Generous Reception Rooms, Extended Kitchen/Breakfast Room, An Office, Four Bedrooms, Family Bathroom and an One Bedroom Annex with En Suite.

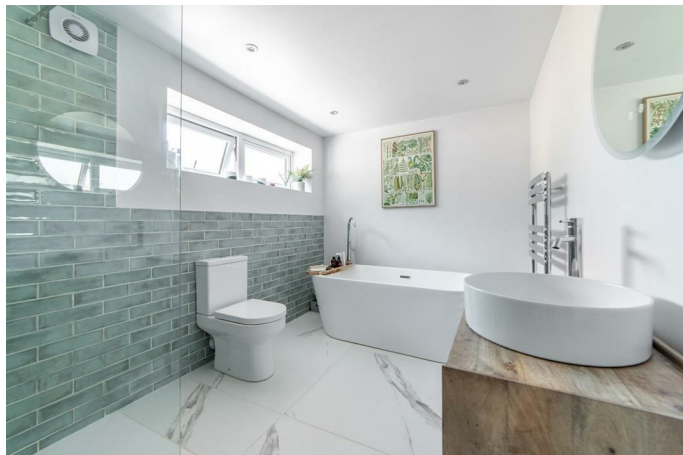
This excellent family home is ideally positioned in Riding Mill, a highly sought-after village in the scenic Tyne Valley and a popular choice for commuters. The village offers a strong sense of community and a range of local amenities, including a welcoming pub, two well-used village halls, churches of several denominations, an active programme of clubs and societies, a tennis club, and a twice-weekly community café.

Families are well-catered for with a First School in the village, an outdoor Pre School, a highly regarded Middle School in Corbridge, & secondary education available in Hexham. The area also benefits from excellent private schools, including Mowden Hall just outside Corbridge, which educates children from nursery age to 13, alongside a number of respected day schools in Newcastle.

Transport links are excellent. The A69 offers direct routes to Newcastle in the east and Carlisle in the west, with convenient connections to the A1 and M6. Riding Mill has its own railway station offering regular services between Newcastle and Carlisle, with further connections to major UK cities. Newcastle International Airport is also within easy driving distance. Along with regular bus routes to and from Newcastle, Hexham and beyond.

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The property is accessed via a side entrance leading into a welcoming hallway with space for coats and shoes, together with access to the downstairs WC. This opens into an inner hall with stairs rising to the first floor.

To the left is an excellent living room featuring an impressive inglenook fireplace with a wood-burning stove, complemented by built-in cabinetry and shelving. To the right is a further generously sized reception room, also benefiting from a wood-burning stove, creating a warm and inviting atmosphere.

This room flows seamlessly into the impressive kitchen/dining room. The kitchen is beautifully appointed with high-quality modern cabinetry and a range of integrated appliances, including a dishwasher, extractor fan, fridge, wine fridge and freezer, with additional space for a gas range cooker. A breakfast peninsula provides ample seating, while Velux windows flood the space with natural light. Bi-fold doors open onto the rear garden, and there is plenty of room for a family dining table and chairs.

The ground floor also benefits from a spacious office, which could easily be utilised as an additional reception room or bedroom if required. There is a useful utility room with space for appliances and additional worktop space. A walk-in pantry provides excellent storage.

The first floor of the main house offers four bedrooms. The principal bedroom is an excellent size with bespoke cabinetry, while the remaining three bedrooms are all comfortable doubles. These are served by a well-appointed family bathroom featuring a large bath, separate double shower, low-level WC and wash hand basin.

The annex can be accessed via the main house or through its own independent external entrance, making it ideal for multi-generational living or holiday-let potential. The accommodation comprises a spacious lounge area and a fitted kitchen with dining space. The kitchen includes integrated appliances such as an oven, hob and extractor fan, together with space for a fridge.

On the first floor of the annex is a generous double bedroom and a shower room featuring a large walk-in shower, WC and pedestal wash hand basin. Additional storage can be found within the eaves, and Velux windows on the landing maximise natural light throughout the space.

Externally, the landscaped rear garden has been thoughtfully designed to provide a variety of entertaining and relaxation spaces. There is a patio area with BBQ and seating space, a decked seating area, and attractive lawned sections bordered by a range of mature shrubs, plants and hedging.

The property has been extensively refurbished and extended to an exceptional standard throughout, combining character features with modern living. Early viewing is highly recommended to fully appreciate the quality and versatility of the accommodation on offer.



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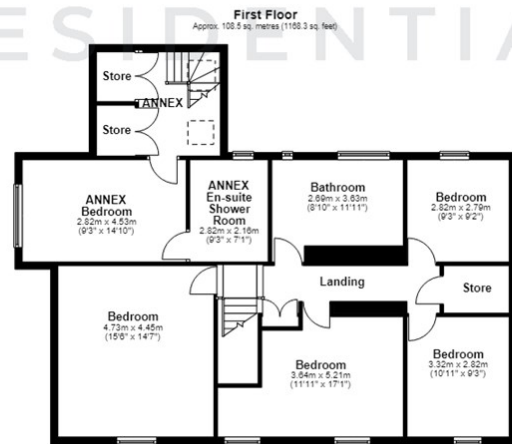
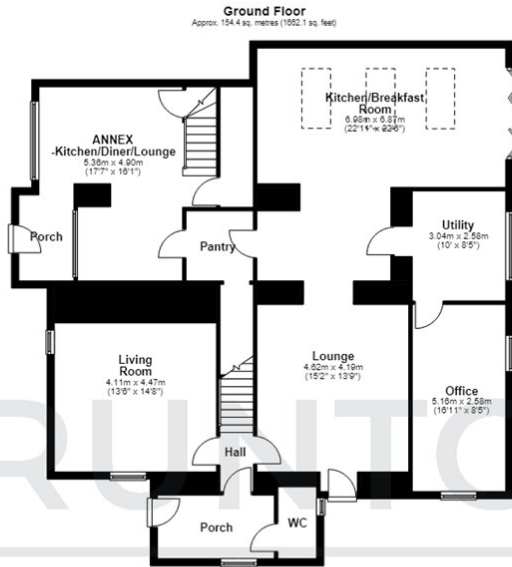
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :



Total area: approx. 263.0 sq. metres (2830.4 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	