BRUNTON

RESIDENTIAL



THE IRIS, SYCAMORE PLACE, BARRASFORD, HEXHAM

£595,950


BRUNTON
RESIDENTIAL










BRUNTON
RESIDENTIAL

BRUNTON

RESIDENTIAL



Pristine family home featuring five generously sized bedrooms and four bathrooms, including three en-suites. There is an impressive open plan kitchen diner family room, good sized a snug and a spacious lounge.

This new-build home was constructed by Cussins, a widely regarded quality home builder known for bespoke, smaller developments. These homes in particular are built to the Part L Regulations and offer solar panels, triple glazing, heat recovery system on the water cylinders and electric car charge points. This could contribute to savings of up to £2,400 per year on energy bills.

Barrasford is a Northumberland village perfectly positioned in the scenic Tyne Valley, this desirable location offers the best of countryside living while remaining well connected to larger towns and cities. Families will appreciate the access to well-regarded local schools, including nearby Chollerton First School and Queen Elizabeth High School in Hexham. Barrasford is incredibly well-connected. The A69 is just a short drive away, providing quick access to Hexham, Newcastle, and Carlisle. For rail commuters, Hexham Station offers regular services to Newcastle and beyond, making this a great choice for those who want countryside living without losing access to the city.

The village enjoys a welcoming, close-knit community, ideal for those looking to settle into a safe and family-friendly environment. This property offers the rare opportunity to enjoy country living with no compromise on connectivity or convenience.

Please note that the property pictured is an example of available plots, there are a range of optional extras which can be seen within the images. The price of the properties do not include some or all of these items but incentive packages and offers can sometimes be available. Please call us for more information.

BRUNTON

RESIDENTIAL









BRUNTON
RESIDENTIAL

The property is entered via an entrance vestibule, leading into a central hallway. Straight ahead is a staircase rising to the first-floor landing.

To the left of the hallway, at the front of the property, is a generous snug with a window overlooking the front aspect. To the right is a spacious lounge, also benefitting from a front-facing window.

To the rear of the property is a large open-plan kitchen/dining/family room, featuring bi-folding doors that open onto the rear garden. The kitchen is well-equipped with an extensive range of wall and base units, high-quality countertops, and integrated appliances, offering a modern and functional space. Adjacent to the kitchen is a utility room and a WC, with an additional external door providing garden access. There is also internal access to the garage from the kitchen.

The first floor offers three generously sized bedrooms and a home office, which could also serve as an additional bedroom if required. The spacious master suite boasts a private en-suite bathroom and a walk-in dressing room. Bedroom two also benefits from a large en-suite and dedicated dressing area. The third bedroom is a comfortable double, served by a well-appointed family bathroom. The home office is also situated on this level, offering flexibility for remote working or guest accommodation.

On the second floor, there are two further excellent double bedrooms and an additional bathroom, providing flexible accommodation ideal for guests, teenagers, or further office space.

Externally, the property features a town garden to the front, mainly laid to lawn, with a pathway leading to the entrance. To the rear is a lawned garden with a paved sun terrace, ideal for outdoor entertaining. A garage is also included.

Services
Mains electricity, water. Private sewerage. Private LPG Heating. Energy efficient air source heat pump system.

Council Tax
Band TBC





BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING :







