

BRUNTON

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BOAT ROAD, BELLINGHAM, HEXHAM, NE48

Offers Over £700,000

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Thoughtfully restored and extended four-bedroom detached period home, set within approximately 3 acres of mature gardens and grounds with fishing rights on the River North Tyne.

The property offers a versatile layout, including a living room with an inglenook fireplace and log burning stove, a refurbished kitchen with a central island, and a vaulted garden room opening onto a covered stone patio. There is also a dining room, utility and pantry, while the main and second double bedrooms both feature en suite shower rooms. The grounds extend to the river and include lawned gardens, a wildlife pond with a bridge, a vegetable plot, and useful outbuildings.

Mill Cottage sits on Boat Road on the south eastern edge of Bellingham, a well-served village on the fringe of the Northumberland National Park. The village offers everyday amenities, including a Co op supermarket, pharmacy, post office, petrol station, independent shops, and the Bellingham Practice for healthcare. Schooling is well provided for with Bellingham Primary School, Bellingham Middle School and Sports College. The nearby market town of Hexham offers a wider range of shops, restaurants and leisure facilities, along with a mainline railway station with national connections. Regular bus services also link Bellingham to Hexham and Newcastle, making it a convenient base for rural living.

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The internal accommodation comprises a welcoming tiled entrance hallway with glazed detailing and stairs rising to the first floor, complete with bespoke built-in storage cupboards beneath. From here, there is access to a convenient ground-floor WC and the central hallway.

The ground floor opens into an impressive living room featuring a striking inglenook fireplace with a wooden mantel and log-burning stove. Dual-aspect arched windows frame the surrounding countryside views beautifully, filling the room with natural light. Adjoining the living room is a versatile hobby room/home office, which could also serve as an additional reception room or ground-floor bedroom. This space benefits from dual-aspect windows and French doors opening onto the driveway, together with a useful built-in cupboard housing the boiler.

The recently refurbished kitchen has been thoughtfully designed with bespoke high-gloss cabinetry, marble-effect worktops, a Rangemaster cooker, central island, and integrated appliances including an extractor and dishwasher. There is also ample space for freestanding appliances. The kitchen flows seamlessly into a stunning vaulted garden room with full-height picture windows and doors, creating a bright and airy living and dining space with uninterrupted views across the open farmland. Beyond lies a sheltered stone-slabbed patio, ideal for year-round outdoor dining and entertaining. Additional ground-floor accommodation includes a spacious utility room, pantry, and a separate dining room with French doors leading onto the garden.

To the first floor, the landing provides access to four bedrooms and includes a generous airing cupboard. The principal bedroom enjoys dual-aspect countryside views, fitted cabinetry, and an en-suite shower room comprising a large walk-in shower, pedestal wash hand basin, low-level WC, bidet, and heated towel rail. A second double bedroom also benefits from its own en-suite, fitted with a large walk-in shower, vanity wash hand basin with storage beneath, WC, and heated towel rail. The remaining two bedrooms are served by a well-appointed family bathroom featuring a freestanding bath, separate shower enclosure, his-and-hers sinks with storage beneath, heated towel rail, and an additional storage cupboard.

Externally, a hedged driveway leads to an extensive gravelled parking and turning area. The mature lawned gardens extend to approximately three acres and include established trees, fruit trees, shrubs, and boundaries reaching down to the River North Tyne. A wildlife pond with a distinctive red arched bridge adds further charm to the grounds. Outbuildings include a large workshop with electricity, log store, potting shed, greenhouse with vegetable patch, and a summer house.



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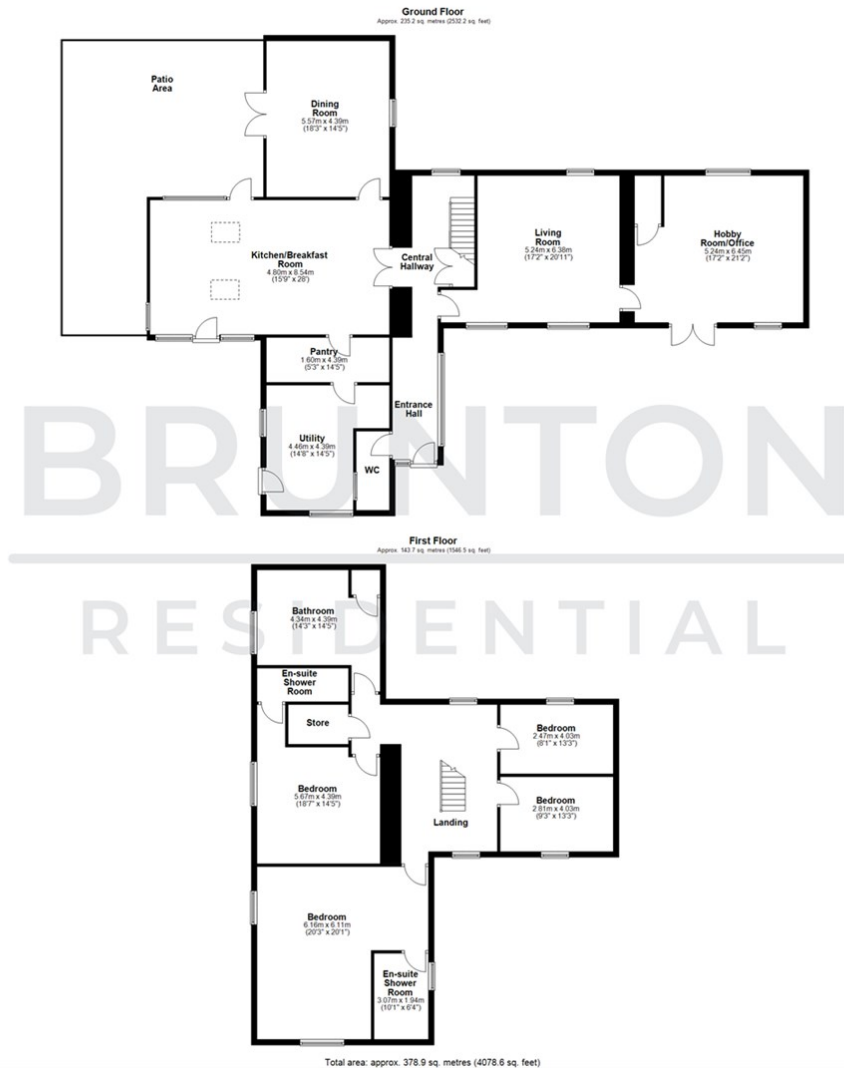
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(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	