BRUNTON
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STATION ROAD, ALLENDALE, NE47

Offers Over £425,000

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Concarneau
15-16 août 2009
Festival des Filets Bleus
Festival des Filets Bleus

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FEBRUARY
JAMIE OLIVER
ONE
5 INGREDIENTS

Delightful four-bedroom detached home is situated on Station Road, Allendale, within a picturesque and highly regarded Northumberland village. Offering spacious and versatile accommodation, the property is well suited to growing families seeking a balance of character and modern living.

The ground floor provides a formal lounge with feature fireplace, a generous dual-aspect family room, and an open-plan kitchen/dining space ideal for everyday living and entertaining. To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite shower room, alongside a contemporary family bathroom. Externally, the property benefits from a substantial frontage with driveway parking for multiple vehicles.

Allendale boasts a friendly community and a range of amenities, including a supermarket, post office, butcher's shop, chemist and doctors' surgery, as well as a selection of cafés and pubs right on your doorstep. The village offers excellent schooling, such as Allendale Primary, Whitfield CofE Primary School, Haydon Bridge High School and the highly regarded Queen Elizabeth High School. In nearby Hexham, just 10 miles away, there are further amenities, including supermarkets, restaurants, cafés, healthcare facilities, and a wide range of retail and leisure options.

The A69 and A68 provide quick road links to Newcastle, Carlisle, and other regional centres. Haydon Bridge railway station, located approximately 8–10 miles away, offers regular services to key northern cities. Local bus routes also serve surrounding villages and towns, ensuring you're never far from what you need.

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The internal accommodation comprises: an entrance vestibule leading into an entrance hall with stairs leading up to the first-floor landing. To the right is a formal lounge with a large front-aspect window, a feature fireplace, and a door opening into the glass house. To the left of the hallway is a spacious dual-aspect family room with a walk-in bay window, which flows through to the open-plan kitchen/dining room.

The kitchen is well-equipped with some integrated appliances, including an extractor fan and dishwasher, a freestanding range cooker with a ceramic sink and stainless steel mixer tap. It also offers plenty of floor and wall units, providing excellent storage and ample work surface space. The tiled splashbacks add a sleek touch.

The first-floor landing gives access to four well-proportioned double bedrooms, with one bedroom benefiting from an en-suite shower room. A stylish, fully tiled family bathroom serves the remaining rooms and comprises a bath, walk-in shower, WC, and washbasin.

Externally, the property boasts a large front garden with a driveway offering off-street parking for multiple vehicles. The well-maintained lawn is complemented by gravel walkways, leading to a raised patio area that benefits from stunning views over the Allen Valley, all set within hedged boundaries for added privacy. At the rear of the property, you'll find a variety of outbuildings and sheds, providing ample space for storage or potential projects and an additional single garage.

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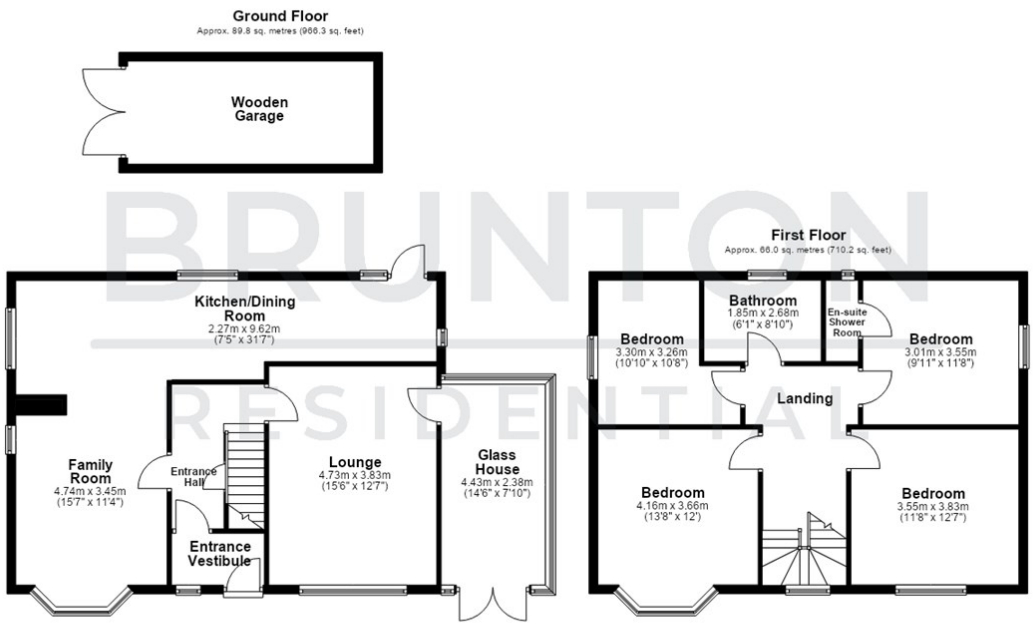
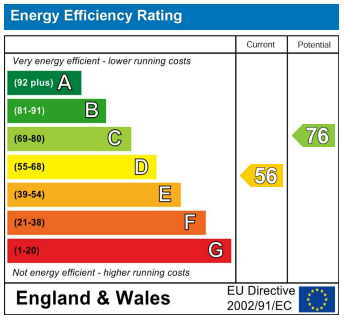
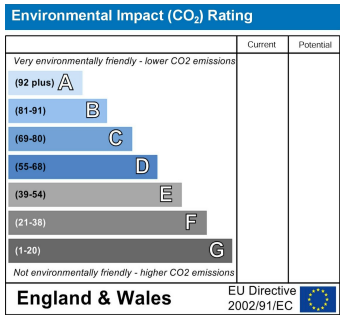
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



Total area: approx. 155.7 sq. metres (1676.4 sq. feet)