

BRUNTON

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WEST HOUSE, HORSLEY, NE15

£625,000

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An excellent four-bedroom detached, double-fronted stone-built property set within a generous plot in Horsley, Northumberland, enjoying far-reaching views across the Tyne Valley.

The home features a spacious and versatile layout, including three large impressive reception rooms, two of which have walk-in bay windows, a well-equipped kitchen with a central island and wood-burning stove, a porch/boot room, a useful utility and a stylish ground-floor shower room. The first-floor accommodation includes four well-proportioned double bedrooms, with the master benefiting from a dressing room and en-suite bathroom. A well-appointed family bathroom serves the remaining rooms. The property further benefits from a detached garage, versatile outbuildings and a generous rear garden.

Horsley is part of the Ponteland school catchment area, meaning local families benefit from free transport to Ponteland schools, provided by the County Council (via coach or taxi). For those seeking private education, Mowden Hall Preparatory School, located just outside Corbridge. Additionally, Newcastle is home to several reputable private day schools for further educational choices.

The property offers a peaceful rural setting while remaining well connected. Local amenities include a popular village pub, café and scenic walking routes, with nearby villages offering further everyday facilities. The A69 provides excellent access to Newcastle, Hexham and surrounding towns, while rail services are available from nearby Wylam and Prudhoe stations. Its combination of outlook, space and connectivity makes this an ideal home for families and those seeking a countryside lifestyle within easy reach of major transport links.

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The internal accommodation comprises: A partially glazed porch leading into a welcoming entrance hall. To the left is a spacious lounge featuring a walk-in bay window and an impressive inglenook fireplace with a wood-burning stove. To the right of the entrance hall is a generous sitting room, which also enjoys a walk-in bay window and useful understairs storage; this room flows through into the kitchen.

The kitchen is well equipped with integral appliances and a superb range of wall and base units providing excellent storage and work surface space. It also features a central island and another fireplace housing a further wood-burning stove. To the right of the kitchen is a large dining room that leads into a porch/boot room with a door opening to the side of the property. To the left of the kitchen is a useful utility room, which in turn leads to a stylish ground-floor shower room comprising a WC, washbasin and fully tiled walk-in shower.

The first-floor landing gives access to four well-proportioned double bedrooms, with the master benefiting from a dressing room and an en-suite bathroom. A well-appointed family bathroom, with tiled floors, partially tiled walls, a WC, washbasin and bath, serves the remaining bedrooms.

Externally, to the front of the property is a cobblestone driveway leading up to the home and a detached garage. To the left of the driveway is an enclosed front garden screened by mature hedging. To the side is an outbuilding currently used as a gym/office. The generous rear garden is predominantly laid to lawn and bordered by mature plants, shrubs and trees, with the added benefit of a children's play area and a garden/storage shed.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : E



Energy Efficiency Rating	
	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	
Current: E (45)	Potential: D (74)
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current: F	Potential: F
EU Directive 2002/91/EC	