

BRUNTON

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ALLENDALE, HEXHAM, NE47

£575,000

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Charming Stone-Built Detached Home Positioned Just Outside of Allendale Town, Enjoying Outstanding Open Views Across the Allen Valley, with a Lovely Lounge, Open Plan Kitchen/Diner, Four Bedrooms, Two Bathrooms and Set on a Generous 0.3-Acre Plot with Detached Double Garage & Landscaped Gardens.

This delightful, period home offers a spacious internal layout with a well-appointed kitchen and dining area, dual-aspect lounge with wood-burning stove, four double bedrooms, and two family bathrooms arranged across two floors. A boot room, utility space, and French doors to the garden further enhance everyday functionality.

High Cleugh Head is placed just 1.5 miles from the desirable village of Allendale, which is a picturesque village located in the North Pennines, known for its welcoming community, local shops, pubs, and a well-regarded primary school. The property is surrounded by open countryside, whilst the area is ideal for walking, cycling, and enjoys links to Haydon Bridge and the delightful market town of Hexham.

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Internal accommodation briefly comprises: Entry through a porch into a central entrance hall, where a return staircase rises to the first floor. To the right, a superb open-plan kitchen with a range of high-quality base and wall cupboards and drawers, and a dining area, takes full advantage of the breathtaking open-aspect views across the Allen Valley through three windows. This space features integrated appliances, a mix of stone and wood worktops, a recently installed Rangemaster cooker, separate hob, and built-in microwave, integrated washer, dishwasher, and fridge-freezer. There is a larder cupboard, a central workspace, and direct access into a practical utility and boot room. Solid oak flooring.

From the hallway, a door leads into the generous triple-aspect lounge, where a large multi-fuel burning stove with a back boiler and French doors opening onto the side patio create a warm and inviting setting. Also on the ground floor are three well-proportioned bedrooms and a fully tiled four-piece family bathroom, which includes a shower, bidet, heated towel rail, washbasin, and WC.

There is a utility room with a Butler stone sink, plumbing for a washing machine and tumble dryer, central heating boiler, and stone flooring.

Upstairs, the first-floor landing is spacious with built-in storage cupboards. It leads to an additional double bedroom with useful eaves storage on both sides. A further door provides access to a second family bathroom, fitted with a five-piece suite including a bath, walk-in shower, heated towel rail, washbasin, WC, bidet, and towel cupboard.

Externally, the home is positioned within a generous 0.3-acre plot. The outdoor space includes a variety of lawned garden areas, raised beds, and a productive vegetable garden. To the rear, a charming enclosed courtyard features block paving, a sunken seating area, and a large ornamental pond. There are also two greenhouses—one currently used as a potting shed, the other as a summer house. There is a timber garden shed. To the front, there is a block-paved and tarmacked space for at least three cars. There is also a built-in BBQ and seating area at the rear.

Completing the offering is a large detached double garage with a separate central heating system, two windows on the east side, and a workshop, superbly maintained and featuring an electronic up-and-over door, lighting, power, and eaves storage. This space also holds strong potential for conversion into ancillary accommodation, subject to the necessary permissions. Super-fast BARN Wi-Fi. Water from a private spring, septic tank, and solar panels.



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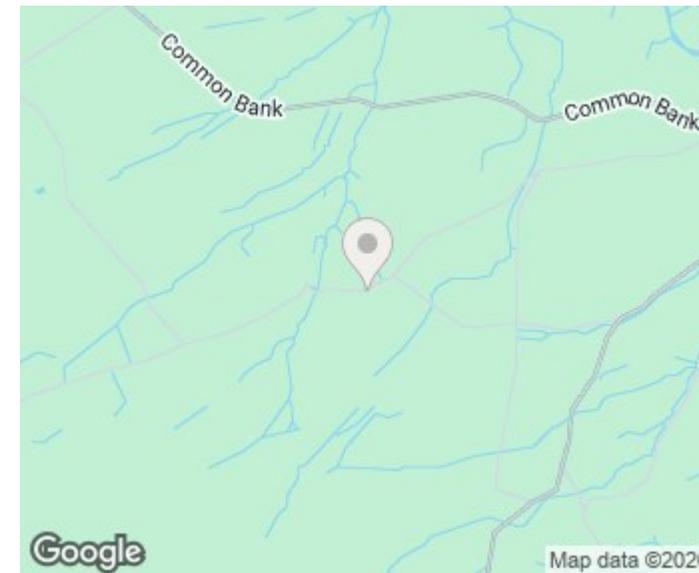
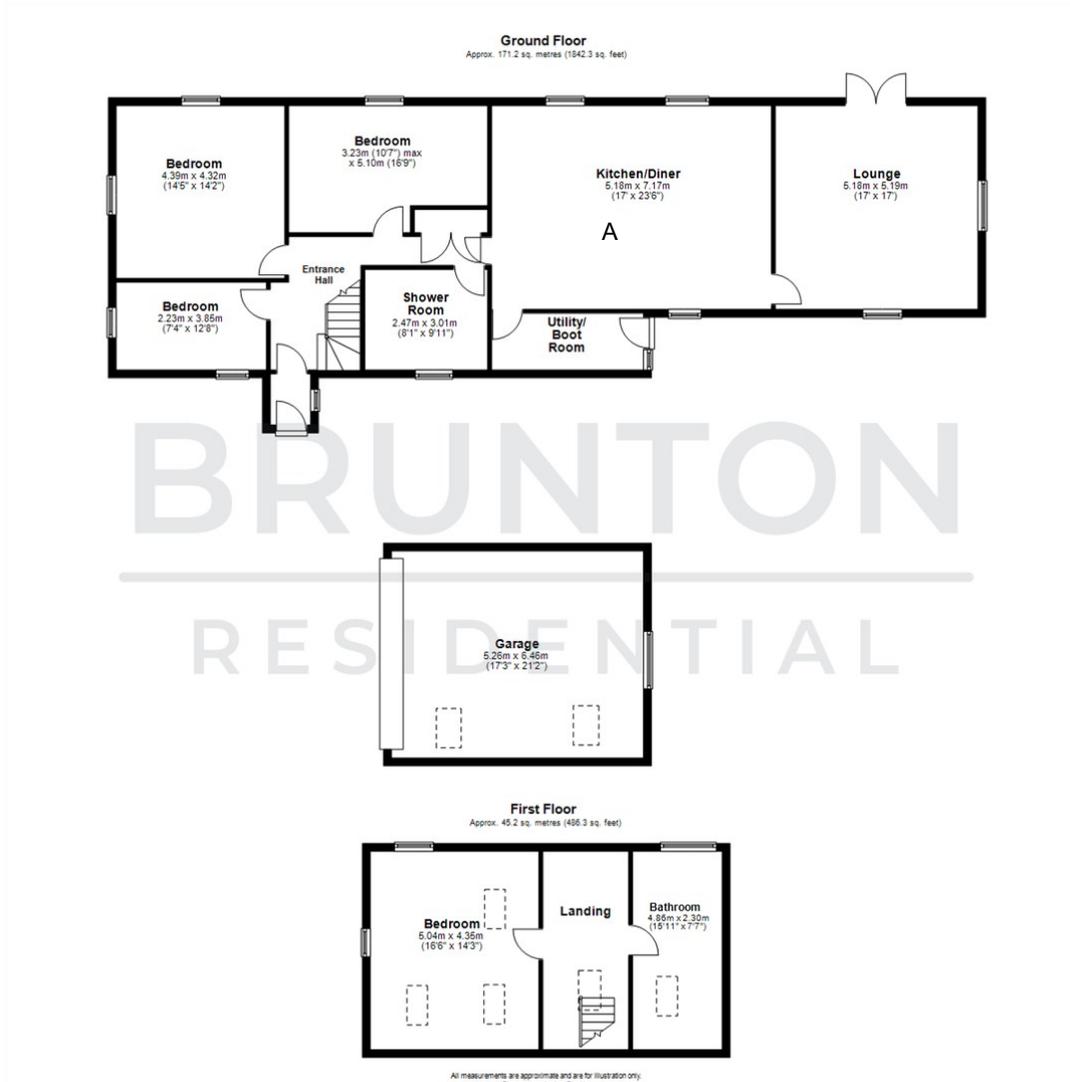
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	100
(92 plus) A	
(81-91) B	
(69-80) C	73
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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	
EU Directive 2002/91/EC	