

# BRUNTON

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RESIDENTIAL



**MAIN STREET, FELTON, MORPETH, NE65**

Offers Over £695,000

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SUBSTANTIAL PERIOD HOME | SOUGHT AFTER VILLAGE LOCATION | VERSATILE ANNEXE

This unique period home, which has been sympathetically renovated with original period features, includes three generous reception rooms, creating excellent flexibility for family living, entertaining or home working. There is also a traditional fitted kitchen with granite work surfaces. Character features, including fireplaces and original cornices, continue throughout the home, adding to the overall appeal. The bathroom accommodation includes a spacious family bathroom and a separate convenient WC. A substantial partially converted two storey stone building benefits from planning permission for annexe or holiday let conversion, while externally the property also offers off-road parking for multiple vehicles and an enclosed rear garden with pleasant tree top views.

Situated within the centre of Felton Village, the property is close to local amenities including cafés, pubs, eateries, a sought after nursery and the first school. The village also offers riverside walks and a strong community feel, while the nearby A1 provides convenient access north and south. Morpeth and the surrounding Northumberland coastline are also within easy reach, making the property suitable for buyers seeking a character home within a well-connected village setting.

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The internal accommodation comprises: an original entrance vestibule leading into the hallway with stairs leading up to the first floor. Positioned to the left is a sitting room with windows to the front and side elevations and an open fireplace, while opposite sits a well-proportioned lounge with a further fireplace and French doors opening into a versatile additional reception room currently arranged as a dining area overlooking the private courtyard.

The kitchen is positioned to the rear of the ground floor and fitted with oak wall and base units, granite work surfaces, integrated appliances and space for a range cooker. The additional reception room provides flexibility for dining or sitting space, while the ground floor retains a number of restored period features, including cornicing in keeping with the age of the property.

The half landing includes a convenient WC and a spacious family bathroom fitted with a freestanding claw-foot bath and a walk-in shower. Continuing to the first floor landing, there is access to three double bedrooms, all offering similar proportions and good natural light throughout.

Externally, wrought iron gates lead to a driveway providing off-road parking for multiple vehicles and access to a substantial partially converted two storey stone building. The ground floor of the building includes a double garage, a store, a versatile room and a convenient WC. The large hallway with a wooden staircase leads to the first floor, which offers a large games room and a separate study with further loft space beyond. Planning permission has previously been granted for conversion into an annexe or holiday let. To the rear, the enclosed garden is arranged with terrace patio areas, lawns with tree top views, alongside separate gated side access, which could allow the outbuilding to function independently if required.



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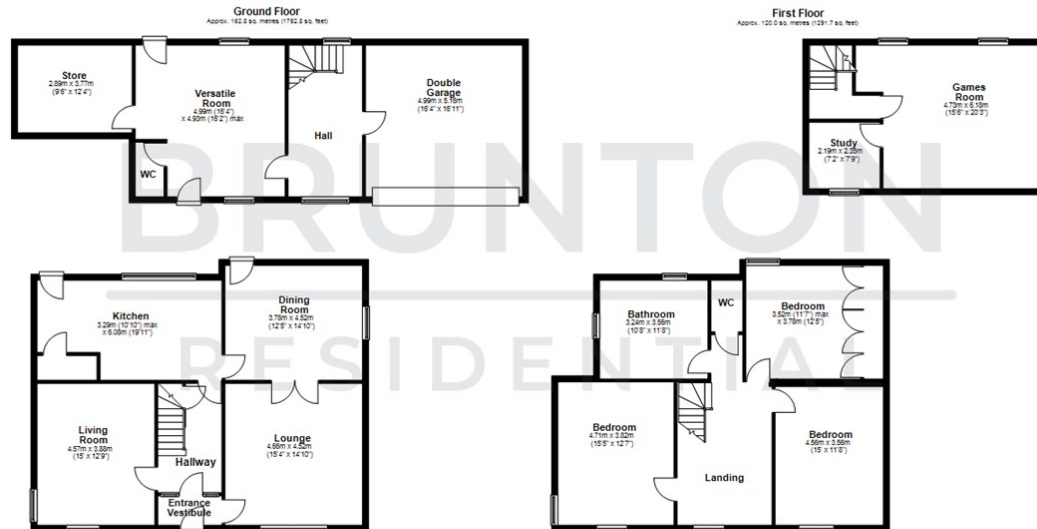
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



Total area: approx. 282.8 sq. metres (3044.5 sq. feet)  
All measurements are approximate and are for information only.  
Plans produced by the Seller.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		63	73
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	