

# BRUNTON

---

## RESIDENTIAL



**PEGSWOOD VILLAGE, MORPETH, NE61**

**£495,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Substantial and highly versatile detached family residence offering expansive accommodation, including a self-contained annexe, set within generous wrap-around gardens. This impressive home blends character features with practical modern living, making it ideal for large or multi-generational families.

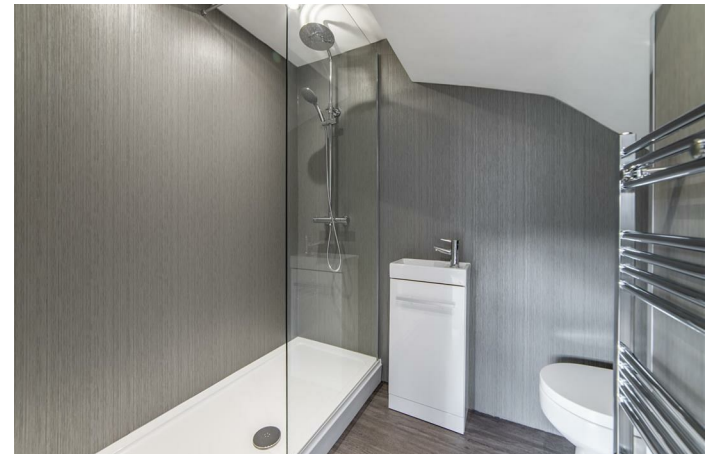
The main house provides multiple reception rooms, a bright garden room, five well-proportioned bedrooms and excellent built-in storage throughout. The annexe offers independent living space with its own entrance, heating system, open-plan kitchen/living area, shower room and loft-level bedroom. Externally, the property enjoys private gardens with shaped lawns, patio seating areas and parking for multiple vehicles, creating a superb setting for family life and entertaining.

Bede House is situated in the popular village of Pegswood, near Morpeth, offering a pleasant community setting with convenient access to local amenities and schooling. The nearby market town of Morpeth provides a wide range of shops, cafés, restaurants and leisure facilities, along with strong transport links including rail connections and road access to Newcastle and the wider region, making this an excellent location for commuters and families alike.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises an entrance hall that provides access to the kitchen on the right, which benefits from dual-aspects and a range of fitted wall and base units, and integrated appliances, including an oven, induction stove and an extractor fan. To the left of the entrance hall, a door leads to the first reception room, which has dual aspects and a bay window, and to a hallway with stairs to the first floor and access to two further reception rooms, each with a feature fireplace. The hallway then leads to a useful utility area and a convenient ground-floor WC. Off the utility and also accessible via the third reception room is a welcoming garden room, which enjoys dual-aspect windows overlooking the rear garden and two doors to the garden as well.

Stairs lead to the first-floor landing, which provides access to five bedrooms. Four bedrooms benefit from built-in wardrobes, two benefit from a built-in desk or vanity, and two share a useful en-suite shower room. The remaining bedrooms are served by a family bathroom, which has a bath with a shower over and a heated towel rail.

Externally, the property enjoys wrap-around gardens with sun-trap seating areas, gravelled patios, a shaped lawn, rockery, and secure hedging, providing a high degree of privacy and making it ideal for practical family use. Parking is available for approximately four vehicles if required, and there is additional storage space to the rear of the garage building. The property also benefits from an annex converted from the former double garage. This space has its own entrance, a separate all-electric heating system, and comprises an open-plan living and kitchen area with integral appliances, windows to the front, an electric fire, a modern shower room, and a storage cupboard. From here, stairs rise to the loft space, which features Velux windows and houses a double bedroom. This annex offers excellent versatility and would be ideal for a dependent relative, older child, home office, studio, or home-working environment.



# BRUNTON

## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : C



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92-plus) <b>A</b>                          |         |           | (92-plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
|                                             | 73      | 78        |                                                |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |