

# BRUNTON

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RESIDENTIAL



**HENSHAW, HEXHAM, NE47**

**£995,000**

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### THREE BEDROOM BUNGALOW - ONE THREE-BEDROOM LODGE - 2 HOLIDAY PODS

A rare opportunity to acquire a truly special property set within approximately three acres of land. The site includes a high-quality three-bedroom, three-bathroom bungalow, a three-bedroom lodge known as April Cottage, two camping pods, and various outbuildings, creating a highly versatile property with strong income potential.

Exceptionally well maintained by the current owners, the property benefits from solar panels and four hot tubs. The lodge and pods offer an impressive potential yield, with further scope for development or enhancement, subject to the necessary consents.

Set in beautiful rural surroundings, the property provides a peaceful retreat while remaining within easy reach of Haltwhistle, Hexham, Carlisle, and Newcastle. Henshaw offers the ideal balance of countryside living with excellent transport links.

The village is well suited to families, with Henshaw Primary School and Nursery, rated excellent, close by, and secondary schools in Haydon Bridge and Hexham easily accessible. Road links are superb, with the A69 providing direct routes to Newcastle and Carlisle, while Bardon Mill and Haltwhistle train stations offer regular rail services to both cities.

Local amenities including shops, pubs, and cafés are available in Haltwhistle and Haydon Bridge, with more extensive retail facilities in Hexham. Henshaw is also perfectly positioned for enjoying Northumberland National Park and the historic Hadrian's Wall.

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The accommodation comprises an entrance hallway providing access to all principal rooms. To the left is an excellent double bedroom featuring built-in wardrobes and a fully tiled en-suite bathroom complete with a vanity sink, heated towel rail, WC, large walk-in shower, and bath.

To the right of the hallway is a further spacious double bedroom, which benefits from French doors opening onto a courtyard garden. This bedroom also has its own en-suite shower room with partially tiled walls, a large walk-in shower, WC, and a generous ceramic wash basin.

The hallway leads through to the main family living space, an impressive open-plan area incorporating a modern kitchen, dining, and sitting area. The kitchen is fitted with a range of contemporary cabinetry and a central island, featuring a Belfast sink and integrated appliances including a microwave, extractor, dishwasher, wine fridge, and fridge freezer. A stylish range cooker with tiled splashbacks completes the space, alongside a dedicated dining area.

Large bi-fold doors open onto a raised terrace, offering excellent views across the surrounding land. To the right of the family room is a comfortable sitting area with a wood-burning stove set within an inglenook fireplace, also benefiting from double doors leading outside.

The kitchen leads to a utility room with ample worktop space and plumbing for appliances, along with an internal door to the rear. From here, there is access to an additional bedroom, currently used as a hobby room, which benefits from an external door providing direct access to outside. This bedroom is served by a shower room with cubicle shower, ceramic wash basin, and WC.

Externally, the front of the property offers a large lawned area with ample parking and a car port. To the rear, the property enjoys open views across approximately three acres of land. A raised Astroturf seating area is accessed directly from the house.

The grounds also include an excellent summer house with electricity, a wooden pergola, and a hot tub, alongside a dedicated BBQ and entertaining area. At the lower end of the land, the current owners keep livestock such as chickens. There are multiple storage sheds located to both the left and right of the property.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



| Energy Efficiency Rating                    |  | Current                 | 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 |  |                         |           |
|   |  | 62                      | 72        |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |