

# BRUNTON

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RESIDENTIAL



**CODLAW DENE, HEXHAM, NE46**

Offers Over £820,000

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Brunton Residential are delighted to present Codlaw Dene, a traditional northumbrian farmhouse, a truly exceptional listed detached stone-built property and a rare opportunity on the market. This superb home boasts four spacious bedrooms, two bathrooms, and three generous reception rooms, offering versatile living accommodation throughout.

In addition, the property includes a self-contained annex, ideal for guests and extended family. Set within stunning landscaped gardens, the home enjoys breathtaking views over the Tyne Valley countryside.

Located north of St John Lee near Acomb, just a few miles from Hexham, it benefits from excellent transport links via the A69 and nearby Hexham railway station, providing easy access to Newcastle and Carlisle. The area is served by a range of highly rated schools, including Acomb First School and Queen Elizabeth High School, making it ideal for families. Nearby Acomb village offers everyday essentials, while Hexham provides supermarkets, healthcare, and leisure facilities.

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The internal accommodation briefly comprises: Entrance hall, which opens from the front garden providing access throughout the ground floor. To the right is a generous, dual-aspect lounge featuring a open fire with decorative fireplace surround and offering a light-filled space. To the left is a second, equally generous reception room, currently used as the living room also enjoying dual-aspect windows, a wood-burning stove with stone surround, access to an understairs storage cupboard, and direct entry into the kitchen.

Positioned at the rear of the property, the kitchen/diner is a large, open-plan space, fitted with a range of wall and base units, integrated appliances and a central island with breakfast bar. There is ample room for a dining table, creating a sociable and functional space. From the kitchen, access is provided into a secondary hallway, which in turn leads to a versatile reception room currently used as a home office, as well as a combined utility room and WC. Also to the rear is a boot room/cloakroom with an external door opening out to the rear gravel courtyard and parking area.

To the first floor, the landing leads to four bedrooms, two of which are particularly generous in size and enjoy dual-aspect windows. A modern shower room serves the home, along with a family bathroom fitted with a freestanding bath, washbasin, and a built-in storage cupboard.

Externally, the property occupies a generous plot with wrap-around mature gardens, enclosed by half-walled boundaries and a fenced paddock area, extending south to the boundary stream. The gardens include a rich variety of trees, shrubs, and established planting, creating a wonderfully private and natural setting. There is also off-street parking, storage sheds for lawnmowers etc and a small greenhouse. In addition there is a self-contained annexe, ideal for multi generational living and visiting guests.



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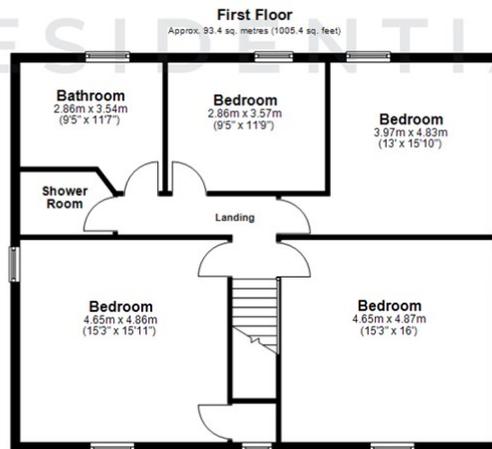
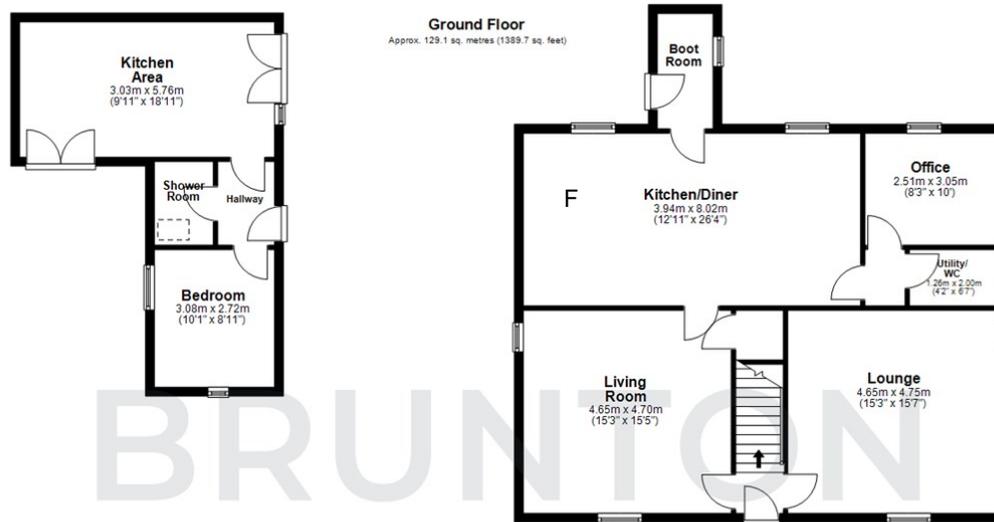
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : E



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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			
		52	71
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	