

BRUNTON

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PARKHEAD FARM, CAPHEATON, NE19

Guide Price £850,000

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Occupying an outstanding elevated position with far-reaching panoramic views across the Northumberland countryside, Parkhead Farm provides a substantial and highly individual residence set within approximately 0.65–0.7 acres of mature grounds and gardens.

Combining a wealth of period charm and character, with additional versatility and development appeal, the property offers generous family accommodation alongside flexible annexe living, all surrounded by beautiful open scenery and peaceful rural surroundings.

Boasting over 3,500 Sq ft of internal living space, this extensive period home is rich in charm and period character, featuring multiple reception spaces, inglenook fireplaces, dual-aspect rooms and a wonderfully adaptable layout suited to a variety of living arrangements. The kitchen/breakfast room forms the heart of the home, while the self-contained annexe provides excellent potential for multi-generational living, guest accommodation or as independent workspace. Large windows and French doors throughout ensure the property remains filled with natural light whilst maintaining a strong connection to the surrounding gardens and countryside views.

Situated in the desirable rural setting of Capheaton, the property enjoys a superb balance of privacy and accessibility, with easy access to surrounding villages, beautiful countryside walks and wider transport links into Newcastle City Centre and the surrounding market towns. The uninterrupted outlook towards Shaftoe Crag and The Devil's Punchbowl further enhances the uniqueness and long-term appeal of this exceptional detached country home.

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The internal accommodation comprises: an entrance hallway and lobby providing access to a guest cloakroom with WC and a useful utility/boot room. From here, the kitchen/breakfast room forms the heart of the home, leading through to an inner hallway and the principal reception spaces. The main reception room is a superb dual-aspect living space featuring a walk-in bay window and an impressive inglenook fireplace with wood-burning stove. A second reception room, currently utilised as a music room, is equally well proportioned and also benefits from dual-aspect windows and a further inglenook fireplace, adding to the property's character and warmth.

The ground floor also provides access to a versatile self-contained annexe, currently used as independent accommodation, comprising a living room with French doors opening onto the courtyard and a staircase leading to a double bedroom with en-suite bathroom. The space can remain independent or easily be incorporated back into the main residence.

To the first floor, the principal bedroom suite benefits from a walk-in wardrobe and dual-aspect countryside views, while a further double bedroom is served by a family bathroom and separate shower room. Above the annexe are two additional bedrooms, a study and a further shower room, offering excellent flexibility for family living or home working.

Externally, the property occupies approximately 0.65–0.7 acres with beautifully maintained gardens, a stone terrace, glazed summer house and a small paddock area. A private driveway provides extensive parking alongside a detached double garage, while the elevated position enjoys uninterrupted views across the Northumberland countryside towards Shaftoe Crags and The Devil's Punchbowl.



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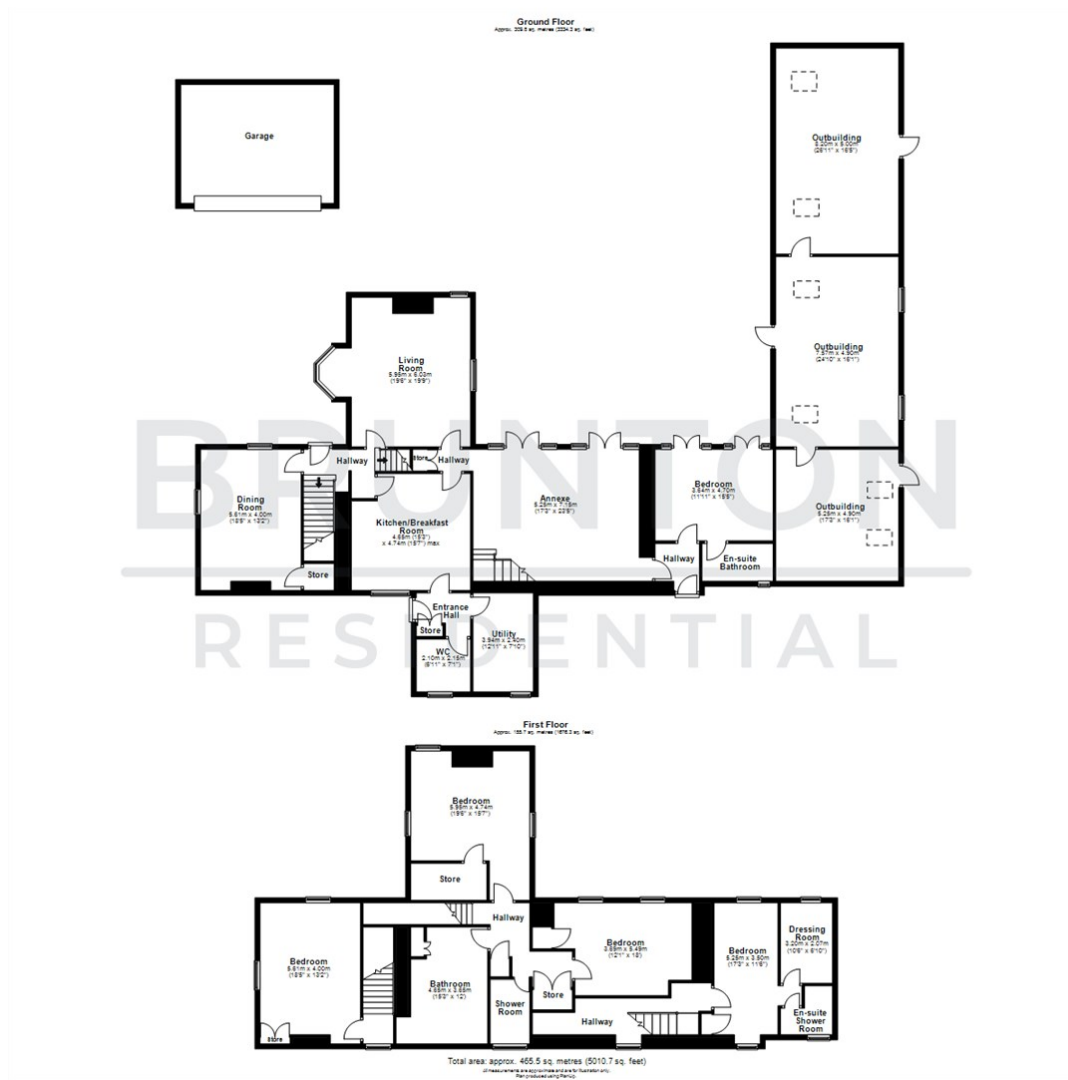
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			Current	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				
England & Wales			EU Directive 2002/91/EC	