

**BRUNTON**  
RESIDENTIAL



**FOUNTAIN TERRACE, BELLINGHAM, HEXHAM**

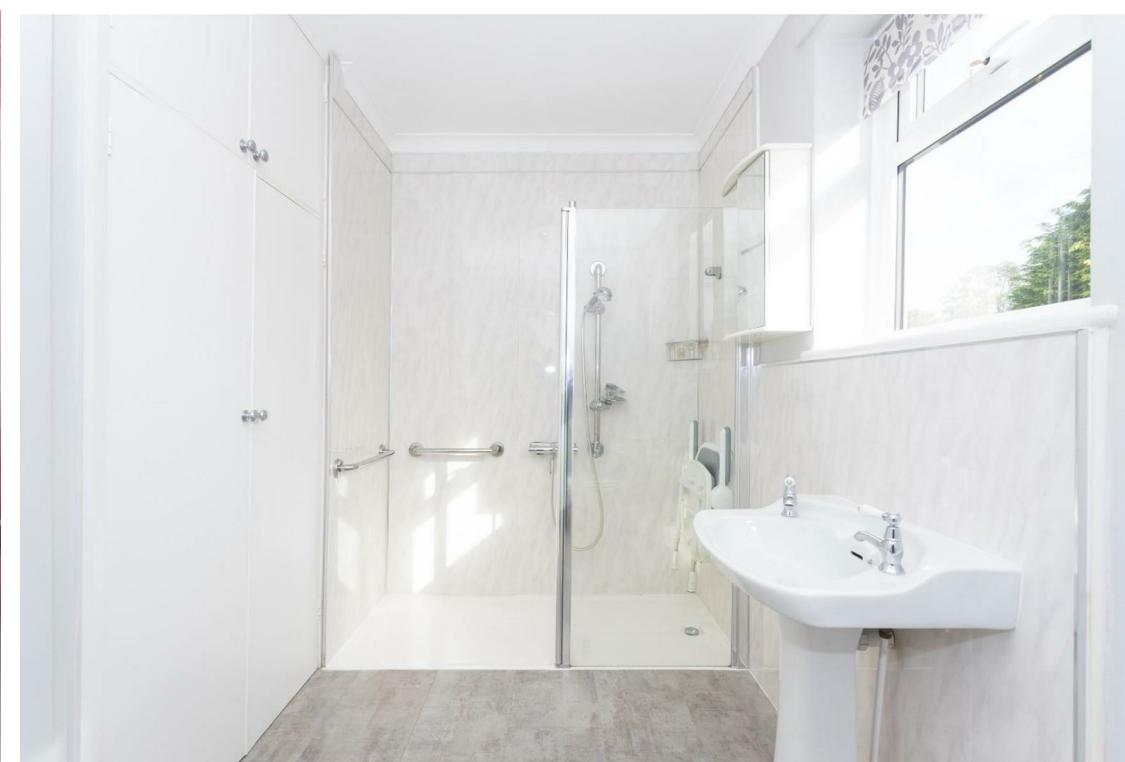
Offers Over £300,000

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Brunton Residential is delighted to present this substantial terraced property, ideally located in the charming village of Bellingham, Northumberland. Set in the heart of the scenic North Tyne Valley, this impressive home offers spacious and versatile accommodation, including three generous reception rooms, a large private garden, and five well-proportioned bedrooms. Offered with no onward chain, it presents a fantastic opportunity for families or those seeking a peaceful lifestyle in a picturesque rural setting.

Bellingham is known for its friendly, close-knit community and stunning countryside surroundings. Situated on the edge of the Northumberland National Park, the village is perfect for lovers of the outdoors, with easy access to walking and cycling routes, a highly regarded golf course, and the region's renowned dark skies, making it ideal for stargazing enthusiasts.

Bellingham offers excellent local amenities, including a Co-op supermarket, pharmacy, post office, petrol station, and a selection of independent shops, such as a well-stocked country store. Healthcare needs are well-served by the Bellingham Practice, located in the village.

For families, education is well provided for with Bellingham Primary School and Bellingham Middle School & Sports College, both conveniently situated on Redesmouth Road.

Transport links make Bellingham easily accessible, with regular bus services to Hexham and Newcastle, ensuring connection to a wider range of shops, services, and transport hubs. The nearby market town of Hexham offers further amenities, including supermarkets, restaurants, leisure facilities, and a railway station connecting to the national rail network.

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The accommodation begins with a welcoming entrance hall, featuring a staircase rising to the first floor. A useful under-stairs storage cupboard is located here for added convenience.

To the right of the hallway is a spacious reception room, complete with a feature fireplace with a wooden mantel and tiled surround. This room benefits from a large window overlooking the front aspect, filling the space with natural light. To the left of the hallway is an excellent additional reception room currently used as the main living room. This beautifully presented space boasts a striking inglenook fireplace and another front-facing window.

At the rear of the property, you'll find a generously sized kitchen fitted with a range of high-quality wooden wall and base units. There is a stainless steel sink with a mixer tap and tiled splashbacks, as well as a door providing access to the rear garden.

Adjoining the kitchen is a useful utility area, along with a separate WC and an additional versatile room. ideal for use as a snug, home office, or playroom.

Upstairs, there are five bedrooms in total. Four of the bedrooms are generously proportioned, while the fifth is smaller in size but would make an ideal nursery, child's bedroom, or study. Four of the five rooms benefit from built-in storage cupboards. Two of the bedroom with sinks.

The bedrooms are served by a newly fitted, spacious family bathroom comprising a large walk-in shower, WC, ceramic pedestal washbasin, and a further storage cupboard.

Externally, the property boasts a superb garden with well-maintained lawns, a neat patio area, and carefully planted borders. The garden gently slopes down to a picturesque riverside setting, offering a tranquil outdoor space with a variety of mature shrubs and trees. In addition, there is a large outhouse providing ample storage.



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TENURE :

LOCAL AUTHORITY : Northumberland CC

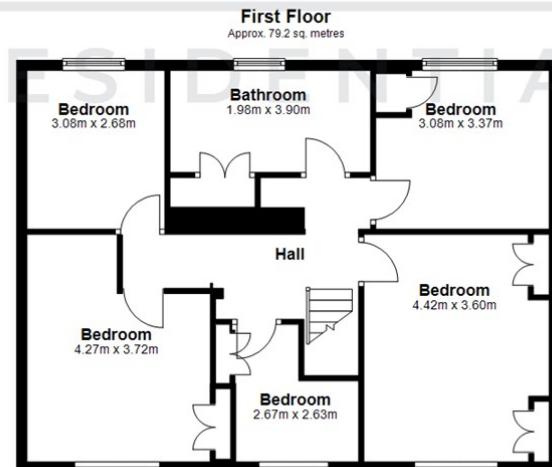
COUNCIL TAX BAND : C

EPC RATING : D

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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) A	73	56
(81-91) B	73	56
(69-80) C	73	56
(55-68) D	73	56
(39-54) E	73	56
(21-38) F	73	56
(1-20) G	73	56
Not energy efficient - higher running costs		

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	73	56
(81-91) B	73	56
(69-80) C	73	56
(55-68) D	73	56
(39-54) E	73	56
(21-38) F	73	56
(1-20) G	73	56
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC