

BRUNTON

RESIDENTIAL



THE OLD WALLED GARDEN, OTTERBURN NE19

Price Guide £275,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



An aerial photograph of a detached house with a grey tiled roof and a large garden. The garden features a central lawn, several large rounded hedges, and a paved driveway. The house is situated in a rural setting with trees and a road in the background.

BRUNTON

RESIDENTIAL

NO CHAIN | THREE BEDROOMS | COUNTRYSIDE LOCATION

Brunton Residential is thrilled to present this detached house situated in Otterburn, Newcastle upon Tyne. Walden is set in the desirable walled garden grounds of Otterburn Castle. This property offers huge potential but is in need of some modernisation.

This charming, detached property is ideally located within the historic and sought-after village of Otterburn, Northumberland. Otterburn, located on the edge of Northumberland National Park, offers a local shop, public house, primary school, and a range of hospitality venues, including Otterburn Castle and Country House, as well as Le Petit Chateau.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entering, you are welcomed into an entrance vestibule that leads to a hallway. From here, a staircase ascends to the first-floor landing, and a door provides internal access to the garage. The hallway also leads to a convenient utility room, a WC, and a well-equipped kitchen, which boasts ample floor and wall units, wood worktops, and integrated appliances. Adjacent to the kitchen is a spacious dining room with a feature fireplace, and double doors open into a large lounge that enjoys front-facing views. Further double doors lead into a conservatory, which features wood-effect flooring and stone walls, along with additional double doors opening to the garden. Please note, the conservatory is in need of restoration.

On the first floor, the property offers three well-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. A family bathroom, serving the remaining double bedrooms, includes a bath with an overhead shower, washbasin, WC, and built-in storage.

Externally, the property offers a large driveway leading to the garage, providing off-street parking, as well as mature lawned gardens with hedged boundaries.



BRUNTON

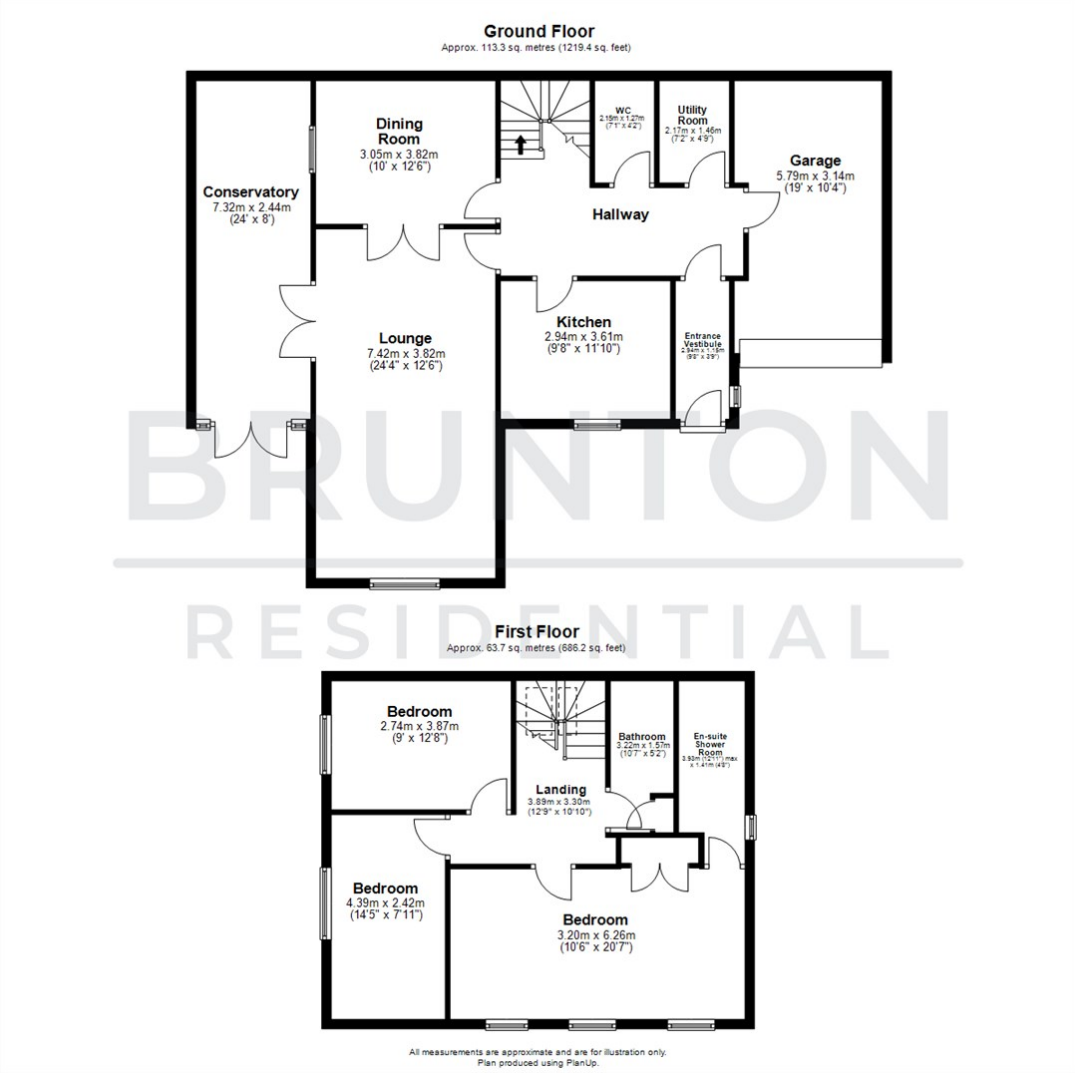
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : E

EPC RATING :



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