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MEADOWS EDGE, BELLINGHAM, NE48

£500,000

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Delightful stone-built country home offering approximately nearly 2,200 sq. ft. of living space, including three well-proportioned double bedrooms, large kitchen, excellent lounge area, a superb garden room, and a large detached outhouse. Meadows Edge is a historic home that originally served as a small, one-room-over-one-room office for the Bellingham Gas Light Company in 1864. Up until 85 years ago, a gasometer stood in the garden.

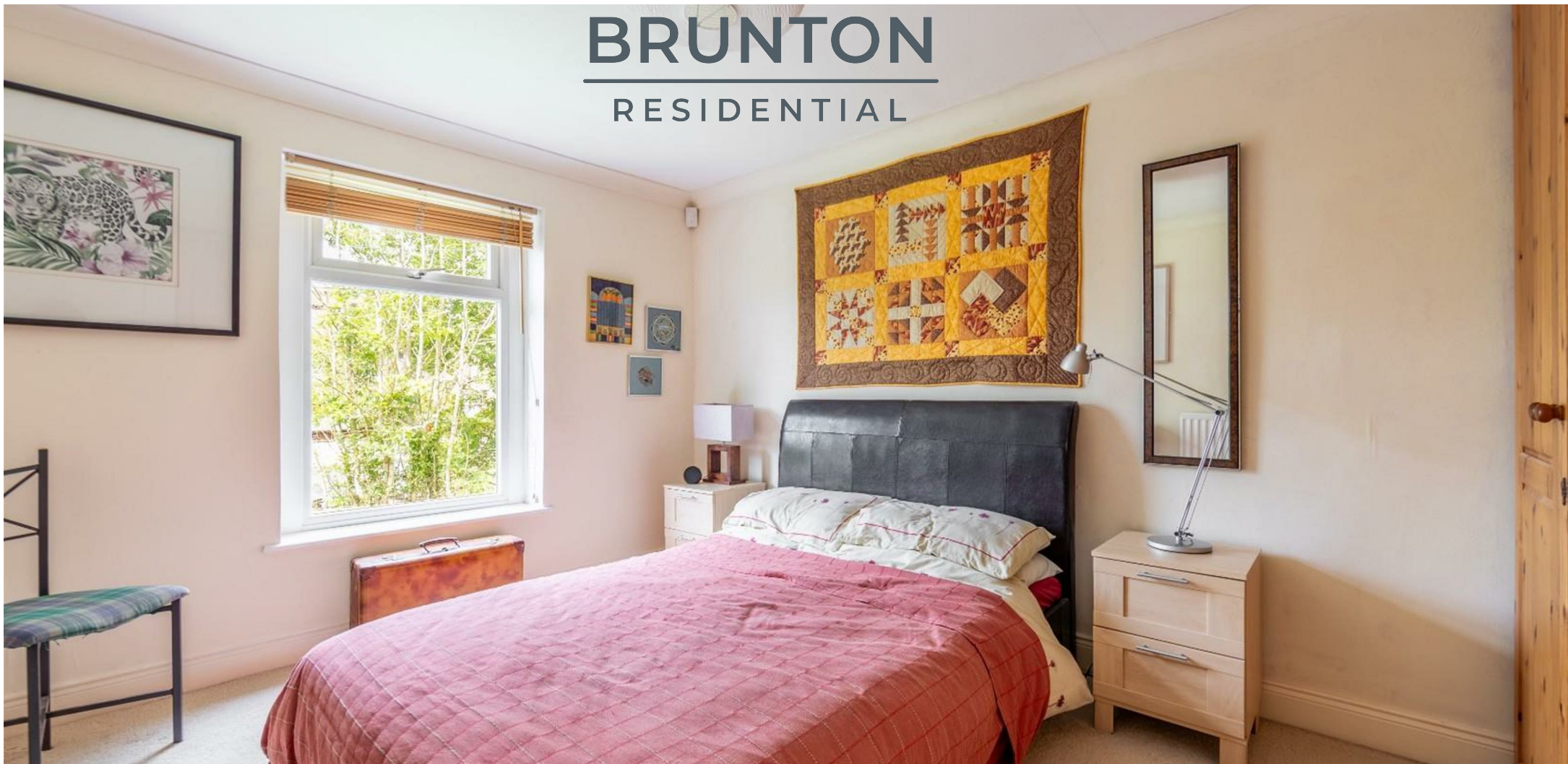
Tucked into the beautiful North Tyne valley, Bellingham is a peaceful village within easy reach of Hexham and Newcastle. With regular bus links and scenic driving routes, it's a perfect rural base with surprising convenience.

This welcoming village offers independent shops, and cosy pubs. A gateway to Northumberland National Park, it sits on the Pennine Way and is just minutes from Hareshaw Linn waterfall, Kielder Forest, and Hadrian's Wall.

Families are well served by Bellingham Middle School and Primary School, both within walking distance and offering a friendly, small-school environment. There's also easy access to secondary schools in Hexham.

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A welcoming entrance hall with stairs leading to the first floor. To the left of the hallway is a spacious lounge spanning the full width of the property, accessed via a stable-style door. It features dual-aspect windows and a characterful fireplace with a wood-burning stove and traditional fire surround.

To the right, another stable-style door opens into a large kitchen with a rear-aspect window. The kitchen is fitted with a range of base and wall units, a stainless steel sink with mixer tap, space for an electric cooker, and provisions for a dishwasher. There is also a handy shelved pantry housing the LPG boiler cupboard. The kitchen flows seamlessly into the dining room through double doors. The dining room is a great space, leading to a useful utility room. The utility provides space and plumbing for a washing machine, includes a WC, and offers access to the garden. The dining room also connects to an excellent garden room, boasting beautiful views and double doors that open directly onto the garden.

The first-floor landing leads to three generously sized double bedrooms. The master bedroom benefits from dual-aspect windows and includes an en-suite shower room with a walk-in shower, wash basin, and WC. The family bathroom serves the remaining bedrooms and is fitted with a bath, a separate walk-in shower, a wash basin, and a WC. Bedrooms two and three feature built-in cupboards, providing ample storage.

Externally, the property is set on a generous plot, predominantly laid to lawn and surrounded by mature trees and hedges that offer a high degree of privacy. The property is entered via a front gate, leading to a long driveway that extends to the front of the house. A detached outhouse is located at the end of the driveway, adding further versatility to the home.



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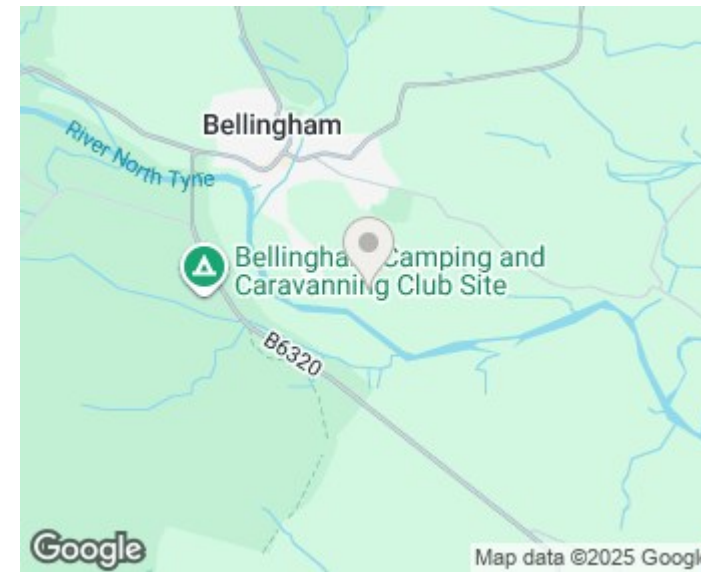
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING :



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			
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	