

BRUNTON

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OTTERBURN, NEWCASTLE UPON TYNE, NE19

£375,000

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Brunton Residential are thrilled to present Holt Cottage, this delightful bungalow presents a wonderful opportunity for buyers seeking a peaceful lifestyle. Inside, the property features a bright dual-aspect living room complete with a feature fireplace and stove, a spacious dining kitchen, a breakfast room, a family bathroom, and three well-proportioned bedrooms. A separate utility space, accessible from the garden, adds convenience for laundry needs.

Outside, the expansive gardens, measuring around half an acre create a serene retreat with open views across the surrounding countryside. Practical additions include a garage, two driveways, as well as sheds and lean-to storage areas.

The property is ideally positioned close to Otterburn First School and within easy reach of village amenities, allowing for a rural setting without sacrificing daily essentials. Excellent road links via the A696 and A68 ensure smooth travel to surrounding towns and cities.

Outdoor lovers will be drawn to the nearby Northumberland National Park and Kielder Water, both offering fantastic opportunities for walking, cycling, and exploring the natural beauty of the region. This is a rare chance to enjoy country living in a truly picturesque setting.

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Accommodation comprises of a dual-aspect living room features a fireplace with a stove and secondary-glazed windows at the front and rear, allowing natural light to flood the space. The room is equipped with a storage heater, carpeted flooring, and wall lights. From here, you can enjoy stunning views of the garden and the countryside beyond. The kitchen is elegant and well-appointed, with a window and door leading into the breakfast room. It includes an Aga oven, fitted units with work surfaces, and a sink unit inset. There is also an integrated fridge freezer, part-tiled walls, tiled flooring, and a generous dining area. The kitchen is plumbed for a washing machine, making it highly functional for everyday use.

The garden/breakfast room is bright and airy, with double-glazed windows on the rear and side, built-in storage, and tiled flooring. A door opens to the garden, and you'll enjoy superb views over the fields.

The bathroom is well-presented with a bathtub and shower overhead, a WC, wash hand basin, radiator, laminate walls, and vinyl flooring, offering a clean and practical space for relaxation.

Bedroom one is a generous room with a lovely outlook over the fields through a double-glazed window at the front. It also includes two storage cupboards, carpeted flooring, and a storage heater. Bedroom two is a pretty room with a double-glazed window at the front and carpeted flooring, offering a cozy and peaceful retreat. Bedroom three is equally charming, featuring carpeted flooring and exceptional views through a double-glazed window at the rear, perfect for enjoying the surrounding scenery.

The utility, accessible from the garden, includes a door and window to the rear, along with plumbing for a washing machine, light, and power.

The garage is sizable, with windows to the front and rear, an up-and-over door, light, power, and a borehole filtration system.

Externally, the cottage boasts a beautifully maintained garden, around half an acre in size. The property has two driveways providing off-street parking, areas laid to lawn, and mature planted borders with shrubs and trees. There are also useful sheds and lean-to storage areas. To the rear of the garden, you'll find a vegetable plot and a greenhouse, perfect for gardening enthusiasts.

The property is heated by an oil-fired Aga, which provides hot water and heats the radiators. Additional heating is provided by storage heaters.



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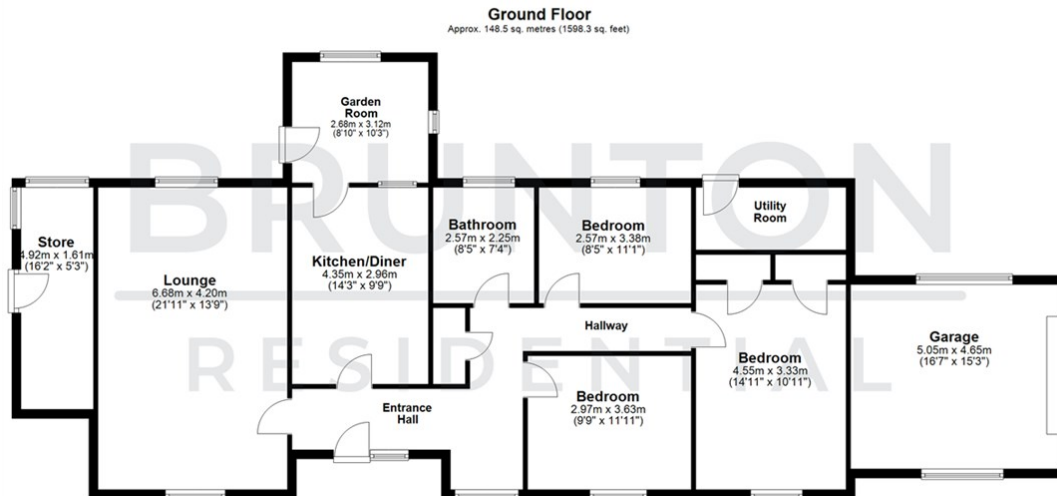
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

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) 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			
		41	79
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	