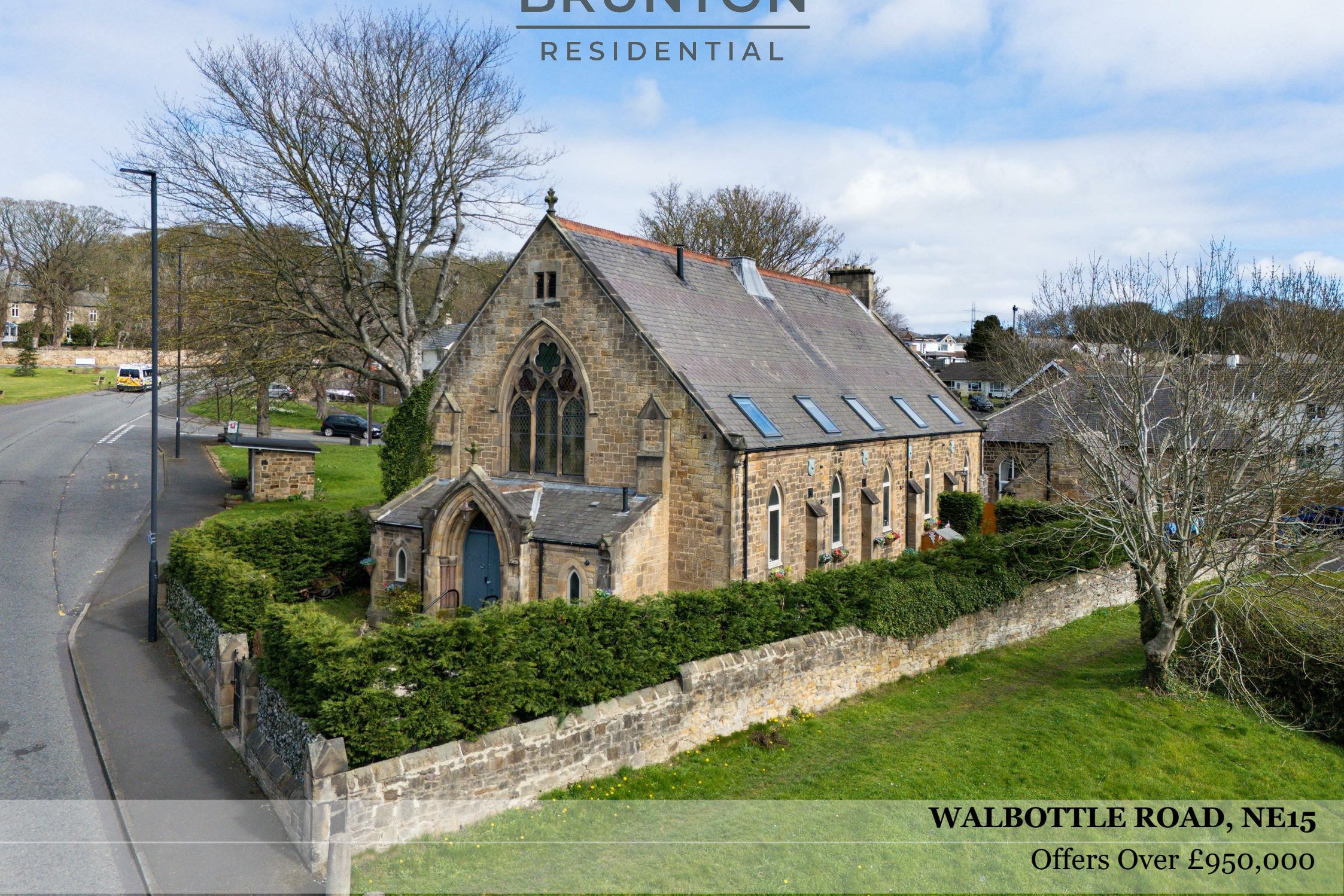


# BRUNTON

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## RESIDENTIAL



**WALBOTTLE ROAD, NE15**

**Offers Over £950,000**

# BRUNTON

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## RESIDENTIAL





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RESIDENTIAL



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## RESIDENTIAL



A truly unique opportunity to purchase this beautifully converted church, originally built circa 1860 and thoughtfully redesigned to an exceptionally high standard. Extending to approximately 4,800 square feet, this remarkable home seamlessly blends historic character with luxurious modern living. The property retains an abundance of original features, including stunning stained glass windows, exposed beams and original sandstone brickwork with impressive arched ceilings, all carefully preserved to celebrate its rich heritage while being complemented by elegant, high quality décor throughout.

The property is situated within Walbottle, close to a range of local shops, schools and everyday amenities, with good road and transport links providing access into Newcastle city centre and surrounding areas, making it suitable for families and a range of buyers.

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Entrance is granted through the grand pointed arch double doors with access to the inner hallway, a convenient WC and double doors leading through to the kitchen/diner.

The kitchen/diner is a spacious room fitted with modern units, granite worktops, and a central island with breakfast bar and inset sink, along with an integrated wine cooler and space for a range cooker, providing space for dining. From here, access leads to the inner hallway, where stairs lead up to the first floor, and further rooms can be accessed.

From this space, the living room features a character fireplace. Continuing through, there is a separate utility room with wall and base units, tiled splashback, and plumbing for appliances, followed by a snug, an additional sitting room with a feature fireplace, and a versatile home office with a fireplace and a convenient WC.

On the first floor, the landing includes storage and gives access to all rooms, with Velux windows allowing natural light. The main bedroom features a distinctive arched window, along with a dressing room and a modern en-suite shower room. The remaining bedrooms are well proportioned and benefit from Velux windows, with one also including a freestanding bath. The family bathroom includes a bath, separate shower, twin basins, and tiled walls and flooring.

Externally, the property is approached from the front with a paved entrance area. To the side, there is an enclosed garden with lawn and patio areas, mature hedging, a gravelled section, and gated access.



# BRUNTON

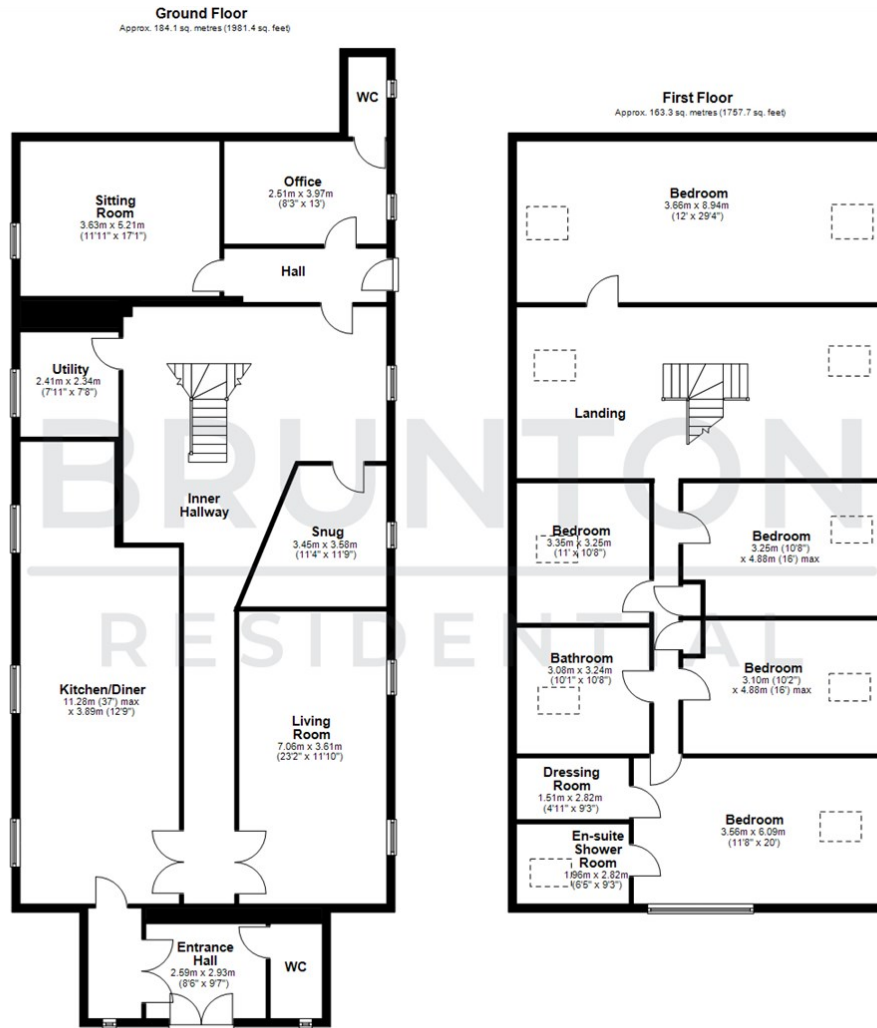
## RESIDENTIAL

TENURE : Freehold

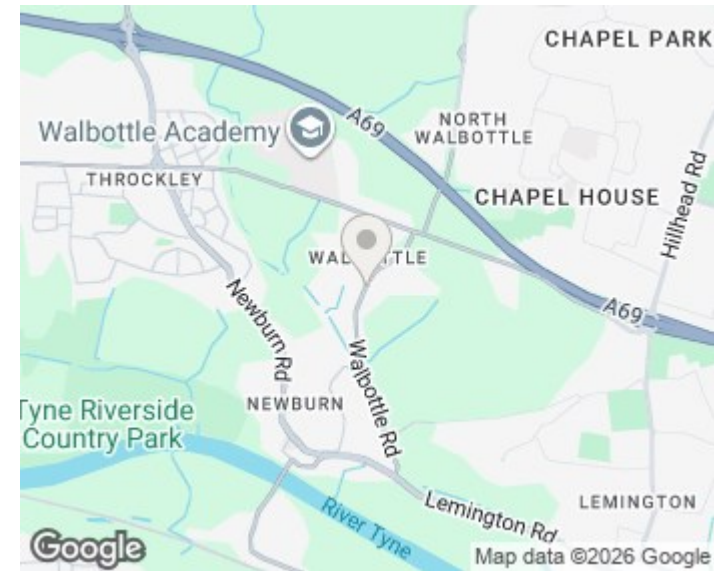
LOCAL AUTHORITY : Newcastle-upon-tyne  
CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 347.4 sq. metres (3739.0 sq. feet)  
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		78	81
England & Wales		EU Directive 2002/91/EC	

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