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GREEN LANE, LOW HORTON GRANGE, NE13

Asking Price £580,000

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This impressive four-bedroom barn conversion is situated on Green Lane in Low Horton Grange. Set within a peaceful semi-rural location, the property combines countryside charm with contemporary living. Beautifully finished throughout, it offers generous accommodation and characterful features, including exposed beams, vaulted ceilings, and stone detailing.

The internal accommodation features underfloor heating throughout, a spacious open-plan living and dining area, a modern kitchen with a central island, four well-proportioned bedrooms, including a principal suite with an ensuite shower room, two family bathrooms, and a useful utility room. Externally, there is a gravelled driveway providing ample off-street parking off-street parking, a detached double garage, and a generous enclosed rear garden, arranged in two sections mainly laid to lawn. Designed with energy efficiency in mind, the home also benefits from an air-source heat pump and solar panels on both the main house and garage.

The property enjoys a highly convenient position, with excellent access to local shops, schools, and amenities in the nearby village of Ponteland.

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The internal accommodation comprises: Double doors open into a welcoming entrance hall. To the right is a fully tiled modern shower room with a walk-in shower, WC, and washbasin, along with a ground-floor bedroom featuring a rear aspect window and built-in wardrobes.

The hallway leads into a spacious breakfasting kitchen with both front and rear access doors. The kitchen is modern and well-equipped, offering integral appliances, ample floor and wall units, generous work surface space, and a central island. To the rear is a convenient utility room, followed by a generous open-plan living and dining area with exposed wooden beams across a vaulted ceiling and large arched windows set within an exposed stone and red brick wall. Side access and Bi-fold doors open out to the rear garden, providing an abundance of natural light.

The first-floor landing leads to three well-proportioned bedrooms and a fully tiled family bathroom with a WC, washbasin, and bath with overhead shower. The master bedroom, situated to the right, benefits from its own en suite shower room.

Externally, to the front, the property has a gravelled driveway and detached double garage, with solar panels, while to the rear lies a lovely well-maintained enclosed garden laid to lawn, with planted borders and a charming aspect.



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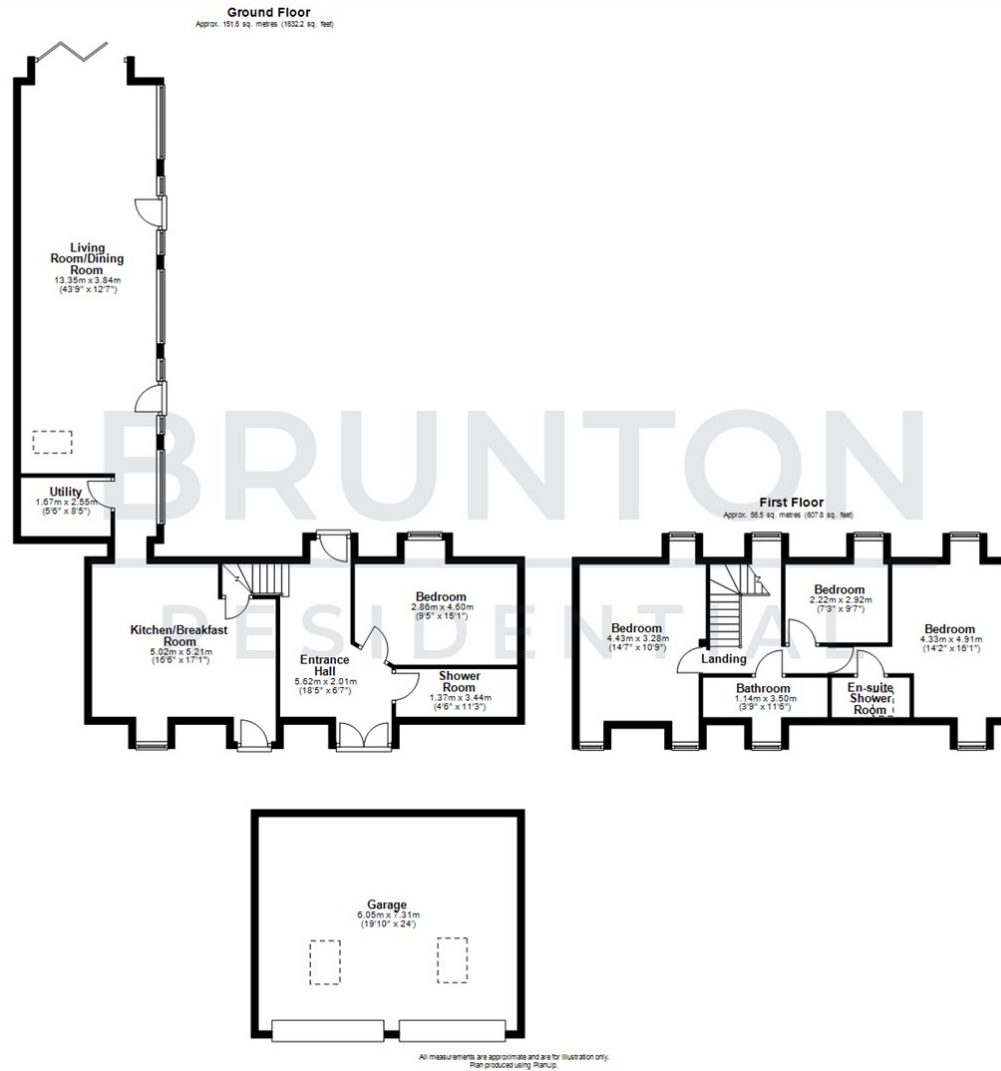
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

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	