

# BRUNTON

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RESIDENTIAL



**THORNGRAFTON, HEXHAM, NE47**

Offers Over £625,000

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A Stunning Stone-Built Barn Conversion in Thorngrafton, Hexham, a beautifully converted stone barn offering the perfect blend of traditional character and modern comfort. Meticulously cared for, the property combines timeless charm, functional design, and thoughtful craftsmanship.

The ground floor features a spacious lounge with a wood-burning stove. The stylish kitchen-diner boasts a breakfast bar & provides ample space for family meals and entertaining. Additionally, there are flexible rooms ideal for a home office or guest suite, including a bedroom with an en-suite and a glass door that opens to the garden. The ground floor also includes a utility room, WC, and plenty of versatile spaces for modern living. Upstairs, you'll find four generously sized bedrooms, including a master suite with an en-suite bathroom, as well as a family bathroom.

Externally, the property is set within a large, private garden offering open views of the surrounding countryside. It also features a large outbuilding & a garage, providing excellent storage or potential for further development.

Located in beautiful rural surroundings, this home offers a peaceful escape while still being within easy reach of Haltwhistle, Hexham, Carlisle, and Newcastle. Thorngrafton itself is a tranquil village that offers the perfect balance of rural living with excellent transport links.

The village is ideal for families, with Henshaw Primary School & Nursery rated excellent nearby, and high schools in Haydon Bridge and Hexham within easy reach. Road connections are superb, with the A69 providing quick access to both Newcastle and Carlisle. For those who prefer to travel by train, Bardon Mill and Haltwhistle Train Station offer direct services to both cities.

Local amenities, such as shops, pubs, and cafes, can be found in Haltwhistle and Haydon Bridge, with larger retail options available in Hexham. Thorngrafton is also ideally located for exploring Northumberland National Park and Hadrian's Wall.

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The property welcomes you through an inviting arched door porch, leading to a downstairs WC and a handy storage cupboard. The hallway features decorative tiled flooring that seamlessly flows into a spacious lounge, complete with a vaulted double-height ceiling and a mezzanine landing. At the heart of the lounge, a wood-burning stove creates a warm and inviting atmosphere, while bi-fold doors open directly onto the front garden, effortlessly blending indoor and outdoor living.

The lounge flows effortlessly into a generous kitchen-diner, highlighted by exposed beams and finished with high-quality units. The kitchen is well-equipped with stylish tiled splashbacks, a ceramic sink with a stainless steel mixer tap, and ample space for modern appliances. A breakfast bar offers a casual dining spot, while the dining area provides plenty of space for a large table, perfect for family meals or entertaining. A glass door leads to the rear garden patio, enhancing the connection between the kitchen and outdoor space.

Off the kitchen, you'll discover additional versatile rooms, including a home office and a double bedroom with an en-suite bathroom. A glass door from this bedroom opens directly onto the garden, which features a pond, a sandstone patio, and a small gate providing pedestrian access to the main lane through Thorngraston. Beneath the office, existing services offer fantastic potential to create a self-contained space, ideal for guests, family, or even a holiday let (subject to necessary permissions). There's also another well-proportioned bedroom on this floor.

On the opposite side of the kitchen, a practical utility room showcases exposed stonework, space for appliances, and a vaulted ceiling with a Velux window, flooding the space with natural light. The utility room also provides direct access to the garden.

Upstairs, the landing leads to a family bathroom, complete with a bath and overhead shower, along with partially tiled walls. This space then opens into a larger landing area, currently used as a games room. There are four well-sized bedrooms, each benefiting from built-in storage. The master bedroom boasts an en-suite shower room, offering privacy and convenience.

Externally, the property is set on a generous plot with stunning open views, including a large lawned area to the rear. The beautifully landscaped garden is split into two sections: beyond the parking area, you'll find raised beds, additional patio areas, and external stores with power and light. The tranquil countryside to the rear provides excellent views, with fields currently housing horses.

To the west of the property, there is a smaller section of garden with a patio area and beds that could easily be converted into a vegetable garden.

The property is also equipped with superfast fibre broadband for modern convenience.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



All measurements are approximate and set for illustration only.  
 \*Figures produced using Planity.



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>		64	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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	