

# BRUNTON

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## RESIDENTIAL



**JOHN MARTIN STREET, HAYDON BRIDGE, NE47**

Offers Over £400,000

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A delightful five-bedroom terraced home on John Martin Street in Haydon Bridge, offering generous and versatile accommodation arranged over three floors. Beautifully presented throughout, the home blends period character with modern comforts, making it an ideal choice for families or those seeking space and charm in central Haydon Bridge with outstanding views across the South Tyne.

The property features two elegant reception rooms, a modern breakfasting kitchen, and five well-proportioned bedrooms, including a master with en-suite facilities. A stylish family bathroom and additional shower room serve the remaining bedrooms, ensuring practicality and comfort across all levels. The rear garden provides a characterful outdoor retreat, ideal for relaxing or entertaining.

Perfectly positioned within Haydon Bridge, the home is close to a range of local shops, pubs and a highly regarded school, along with convenient transport links.

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The internal accommodation comprises: an entrance vestibule that leads into a welcoming entrance hall with stairs rising to the first-floor landing and a useful storage cupboard. To the left lies a large front-aspect dining room with a feature fireplace, while to the right is a spacious front-aspect lounge, also with a feature stone wall and fireplace, creating a warm and inviting atmosphere. The lounge leads through to a modern breakfasting kitchen, fitted with ample cabinetry providing excellent storage and work surface space, together with integrated appliances. An access door from the kitchen opens out to the rear garden.

The first-floor landing gives access to three well-proportioned bedrooms, with the master bedroom benefitting from built-in wardrobes and a stylish en-suite bathroom featuring tiled floors, a bath, WC, washbasin, walk-in shower, and storage. Also on this floor is a modern, well-appointed family bathroom with a bath, WC, washbasin, and walk-in shower.

Stairs continue to the second-floor landing, which gives access to two further good-sized bedrooms and a well-appointed shower room complete with a WC, washbasin, and walk-in shower. There is a fully boarded loft.

Externally, to the rear, the property enjoys breathtaking views over the river and features a beautifully maintained enclosed garden with block-paved pathways, a neatly laid lawn, an attached stone building ideal for storage, along with mature shrubs and trees creating a charming outdoor retreat.



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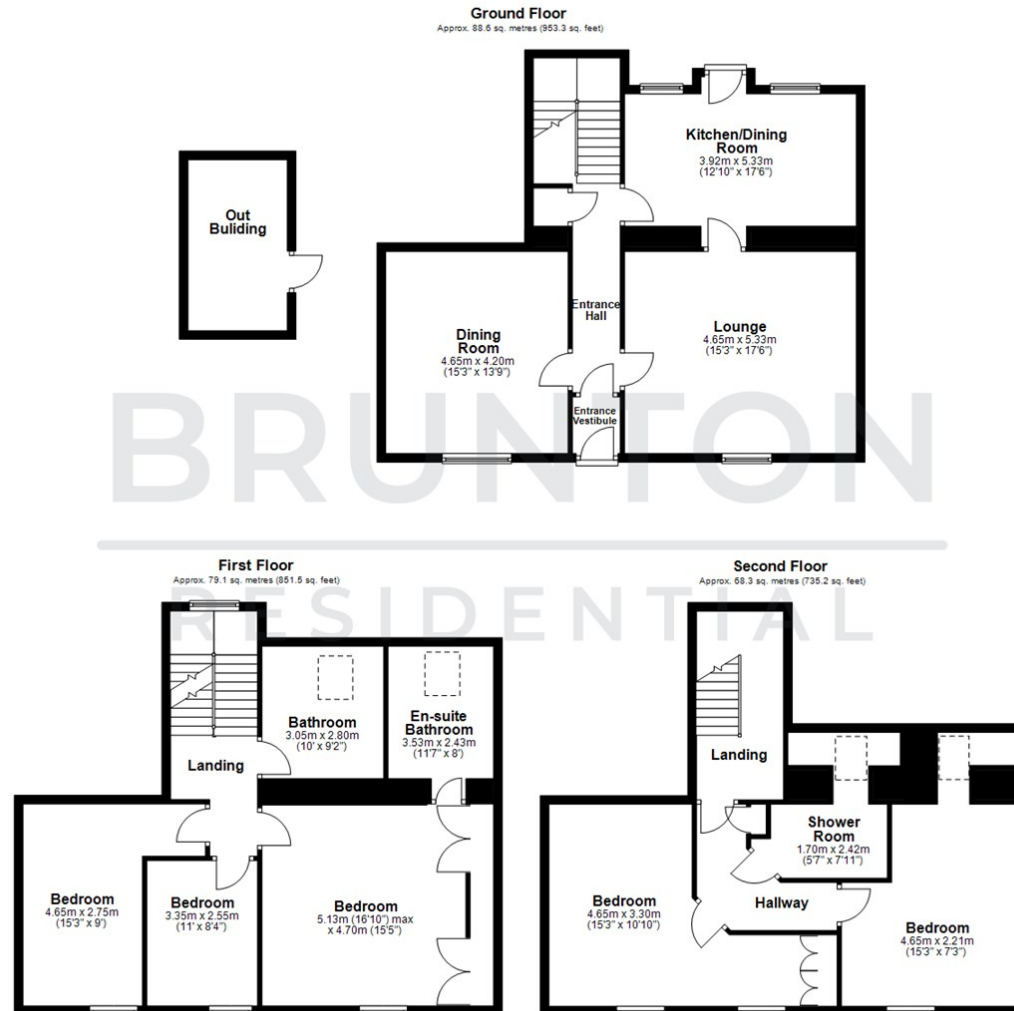
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

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) <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			
		<b>49</b>	<b>68</b>
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	