

BRUNTON

RESIDENTIAL



ALLENHEADS, HEXHAM NE47

£200,000

A photograph of a stone cottage entrance. The door is white with a black handle and a small black mail slot. A colorful flower wreath hangs on the door. A brown doormat with the word 'Welcome' is on the step. The house is made of stone and has a wooden frame around the door. There are potted plants on either side of the door. The text 'BRUNTON RESIDENTIAL' is overlaid at the top of the image.



BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Meadowside Cottage is a beautifully presented two-bedroom stone cottage combining period character with practical living in a peaceful Northumberland setting. With a versatile garden room, detached garage and attractive mature garden, the property is equally suited to a permanent home, countryside retreat or second home. Tucked away in the peaceful hamlet of Ropehaugh near Allenheads, it enjoys a lovely rural position surrounded by open countryside and attractive views.

Set within the North Pennines National Landscape, a recognised UNESCO Global Geopark, the cottage enjoys access to beautiful countryside, dark skies and excellent walking and cycling routes.

Allenheads offers a café, pub and heritage centre, while Allendale and Hexham are readily accessible by car or public transport providing a wider range of shops, services and transport links.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The cottage is entered via an entrance hall with stairs rising to the first floor and access to a generous and welcoming lounge. Full of character, this inviting room features traditional flagstone flooring, a sash window to the open front aspect and a wood-burning stove set within an inglenook fireplace, creating a warm focal point for relaxing or entertaining.

An original pine door leads through to the dining kitchen, a sociable and practical space with room for a dining table. Fitted with cream country-style units, an integrated double oven, hob and extractor, the kitchen also benefits from a useful walk-in pantry, complete with its original pine door, providing excellent storage and further character.

To the rear, a practical porch/boot room offers space for coats, boots and outdoor wear — ideal after countryside walks, cycling or gardening. A paved area sits directly behind the cottage providing a low maintenance outdoor space and forming a natural link through to the garden, garden room, and garage.

To the first floor are two attractive double bedrooms. The principal king-sized bedroom enjoys countryside views through a sash window and retains an original decorative range, together with wooden flooring and built-in storage. The second double bedroom features exposed beams, wooden flooring and lovely views across the rear countryside.

A tastefully appointed fully tiled shower room completes the first floor, with fitted storage units, wash basin, WC, heated towel rail and illuminated mirror.

A particular feature of Meadowside Cottage is the garden room, positioned to make the most of the outlook and sunshine throughout much of the day. Equipped with power and wi-fi, this versatile space is ideal as a reading room, home office, hobby room or simply somewhere peaceful to enjoy the outlook.

The detached garage benefits from power and lighting together with secure storage to the rear, ideal for bicycles and outdoor equipment. The property is double glazed throughout and benefits from oil-fired central heating for year-round comfort.

Outside, the mature enclosed garden is framed by traditional stone boundaries and arranged into a series of attractive and usable spaces, including patio seating areas for outdoor dining and established planted borders that provide colour, structure and privacy through the seasons. Enjoying hillside views and a lovely sense of seclusion, the garden offers a peaceful setting for relaxing, entertaining or simply enjoying the surroundings.

Currently operated as a holiday cottage, Meadowside Cottage would suit equally well as a permanent home, countryside retreat or second home. Offered with no onward chain, it provides an opportunity to enjoy peaceful living in a beautiful part of Northumberland.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D



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		
	67	81
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		