

# BRUNTON

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## RESIDENTIAL



**WOODHEAD COTTAGE, BEAUFRONT, HEXHAM, NE46**

Offers Over £260,000

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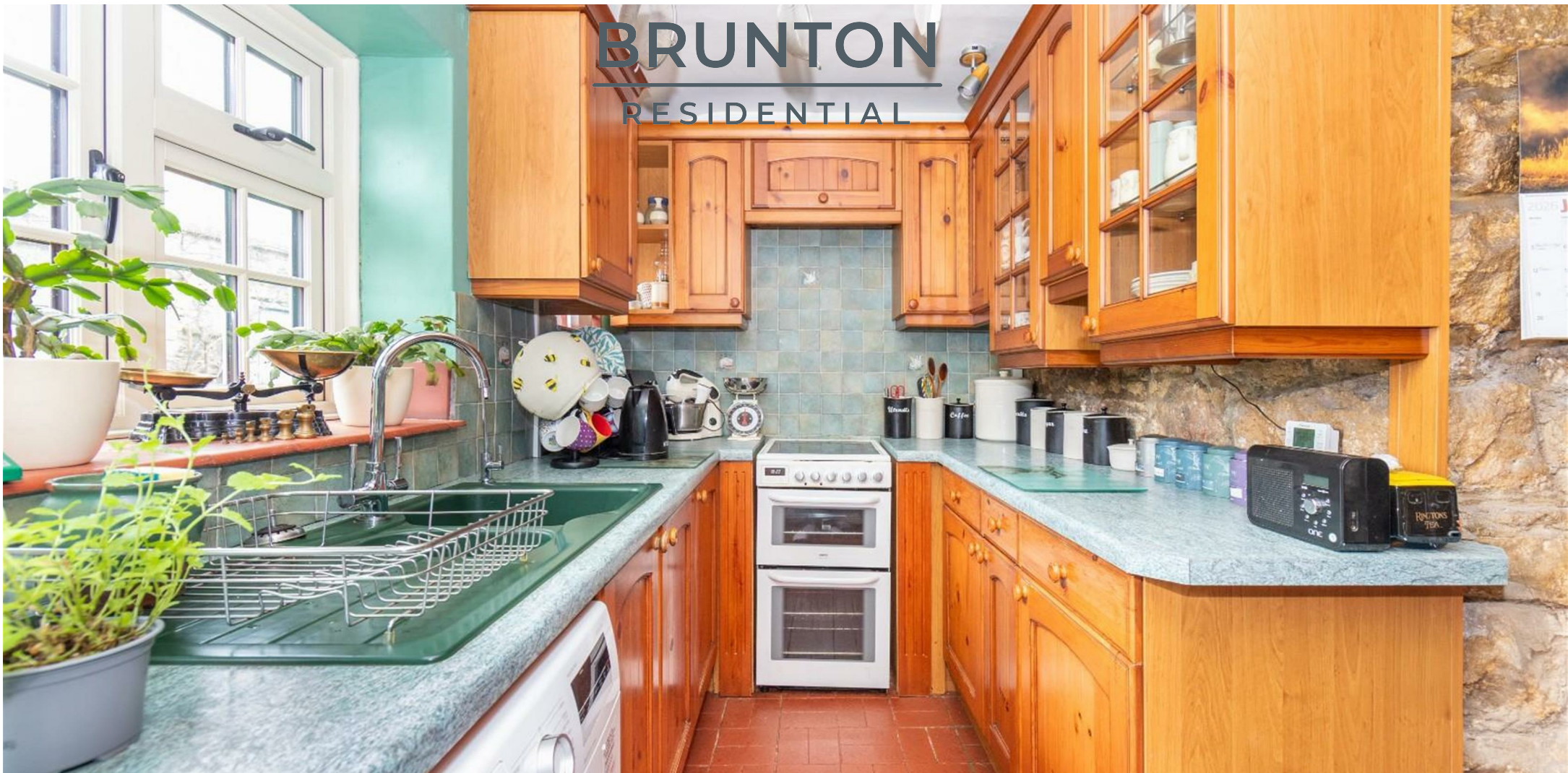
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Excellent two-bedroom semi-detached cottage, beautifully situated within the highly desirable rural hamlet of Beaufront Woodhead, close to Oakwood and Sandhoe. The property offers a charming blend of period character and countryside living, with attractive open views and a peaceful setting that strongly reflects its rural surroundings.

The accommodation is arranged over three storeys. The ground floor comprises a spacious and characterful lounge, a fitted kitchen, and a well-appointed family bathroom. To the first floor are two well-proportioned bedrooms, both enjoying pleasant outlooks across the surrounding countryside. The second floor provides a large and useful loft area, offering valuable additional space. Externally, the property benefits from off-street parking for two vehicles, a rear garden, and a stone outbuilding. Additional practical features include a recently installed Worcester oil-fired boiler, located externally, and a spring-fed water supply with a reverse osmosis tap fitted in the kitchen, providing exceptionally clear drinking water.

The property is conveniently positioned for access to the market towns of Hexham and Corbridge, which offers a comprehensive range of shops, cafés, restaurants, leisure facilities, and schooling for all age groups. Well-regarded primary schools are available in nearby villages, with further secondary education options within Hexham. Transport links are strong, with Hexham railway station providing regular services to Newcastle and Carlisle, while road connections via the A69 offer excellent access across the Tyne Valley and beyond.

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The internal accommodation comprises a front entrance door opening into a welcoming entrance hallway, from which wide stairs rise to the first-floor accommodation. To the left is a spacious and characterful lounge, featuring an inglenook fireplace, original fitted cabinetry, a useful built-in storage cupboard, and a charming window seat. Exposed brickwork and beams run throughout the cottage, enhancing its historic character and sense of warmth. To the rear is a fitted kitchen with a range of wall and base units, which also provides external access to the rear garden. Adjacent to the kitchen is a well-proportioned family bathroom, which has been relatively recently fitted and includes a bath with an overhead shower.

To the first floor are two bedrooms. The smaller bedroom remains a good size and enjoys outstanding open views across the surrounding countryside, including outlooks towards the River Tyne, and also provides access to a useful loft storage area. The second bedroom is a generous double, benefiting from a built-in wardrobe and similarly impressive countryside views.

Externally, the property offers off-street parking to the front for two vehicles. There is also a space to the side of the cottage which, while not owned, has historically been used as an additional parking area. To the rear is a well-arranged garden with an area laid to lawn, a smaller shed, and a substantial stone outhouse, suitable for a variety of uses subject to the necessary planning consents.



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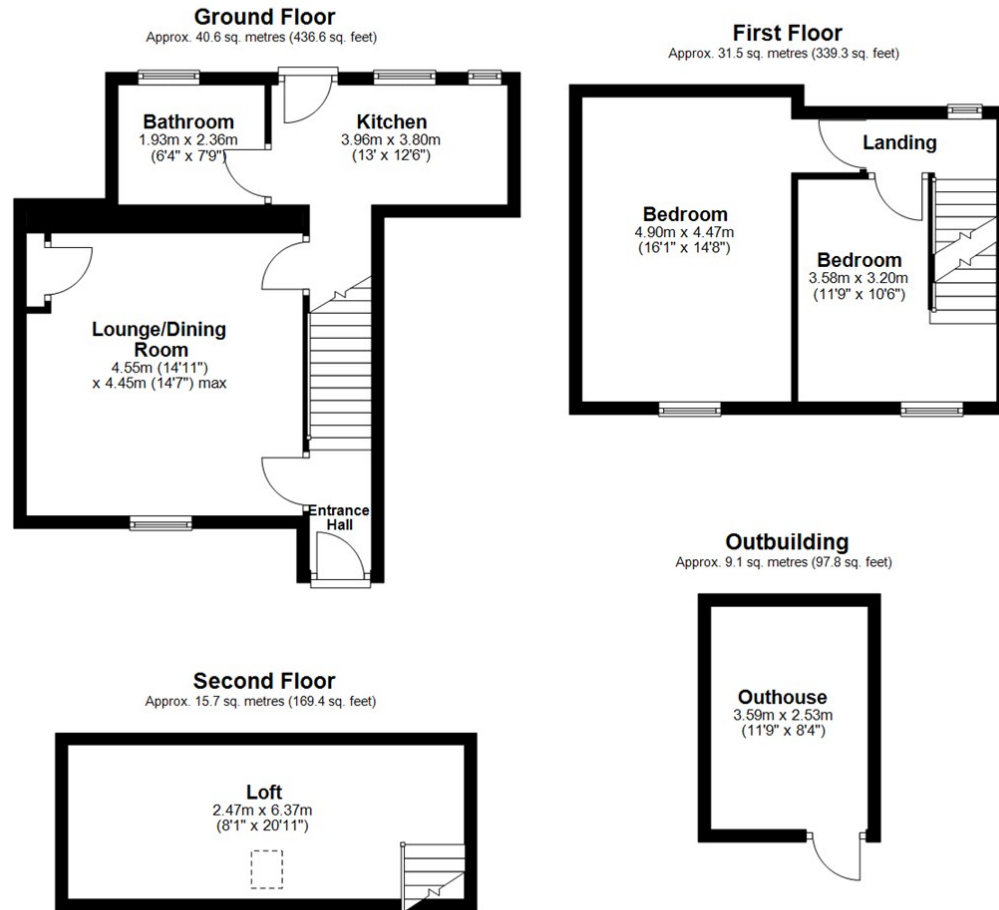
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : E



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
	100
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	48
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	