

# BRUNTON

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## RESIDENTIAL



**PRINCES STREET, CORBRIDGE**

**£550,000**

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Brunton Residential are thrilled to present this exceptional terraced home with a south-facing garden, located in one of Corbridge's most desirable positions on Princes Street.

Corbridge is one of Northumberland's most sought-after villages, known for its thriving independent shops, cafés, a celebrated delicatessen, restaurants, and strong community spirit. The historic market town of Hexham is also within easy reach, offering a great selection of shops, supermarkets, and professional services, as well as cultural attractions such as a cinema and theatre.

Families will appreciate the excellent educational options nearby, including Corbridge's superb First and Middle Schools, Hexham's senior schools, and independent schools such as Mowden Hall Preparatory School.

This well-presented home is also conveniently positioned close to transport links, with regular rail services from Corbridge Railway Station providing connections to Newcastle and Carlisle, while the nearby A69 offers easy road access to surrounding towns and cities.

Scenic riverside and countryside walks are right on the doorstep, making this an ideal setting for those seeking both lifestyle and location.

This property has previously operated as a successful holiday let and could readily do so again, subject to the necessary permissions.

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Accommodation comprises of an entrance porch with stairs leading to the first floor, to the right, the generously proportioned sitting room features an inglenook fireplace with a wood-burning stove and stone flagged hearth, along with a window seat overlooking the front aspect. From here, the room flows seamlessly into the well-appointed kitchen/breakfast room, which is fitted with an electric range cooker with gas hob, microwave, fridge/freezer and dishwasher. The kitchen offers ample worktop space, a stainless-steel sink with mixer tap, and plenty of room for dining. A further door provides access to the large garage, currently utilised as a utility room with additional storage.

From the hallway staircase, there are two bedrooms comprising an excellent double bedroom and a smaller bedroom, both served by the family bathroom, which features partially tiled walls, a pedestal sink, a walk-in shower and a roll-top bath. An attic room, accessed from the principal bedroom, offers useful storage or potential home office space.

Stairs from the kitchen lead to an additional bedroom with an en-suite shower room, as well as a mezzanine-level bunk room, which could alternatively be used as a home office or hobby room.

French doors open from the kitchen onto a private, south-facing courtyard garden, featuring an excellent patio area and a variety of established flowering shrubs.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D



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			
		55	80
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	