

BRUNTON

RESIDENTIAL



WHALTON, MORPETH, NE61

Offers Over £685,000

BRUNTON RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Imposing Stone Built Semi-Detached Period Home is Located within the Desirable & Historic Village of Whalton, Northumberland. Occupying a Generous Plot and Boasting Close to 2,200 Sq ft, This Excellent Period Home Blends Period Features with Spacious and Versatile Accommodation with Three Reception Rooms, Kitchen/Dining Room plus Boot Room, Five Bedrooms, Family Bathroom plus En-Suite Shower Room, Delightful Mature Rear Gardens, Garage & Garden Studio.

Brunswick House provides a beautiful, semi-detached home is perfectly situated in the centre of the idyllic and highly sought after village of Whalton, Northumberland. Whalton enjoys an Award Winning Public House, 12th Century Church, Primary & Pre School and an active village hall. It lies just 8 miles north of the desirable village of Ponteland and 5 miles south west of Morpeth, both have a popular array of shops, cafes and restaurants, and excellent schooling.

Whalton is a much sought-after Northumberland village, offering a tranquil rural lifestyle while remaining within easy reach of Morpeth and Newcastle City Centre. The area benefits from strong road links, making it ideal for those seeking countryside living with convenient access to nearby amenities.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The property is accessed via an entrance vestibule leading into a hallway with stairs to the first floor. To the right-hand side is a living room featuring a fireplace and a large wood-burning stove with windows overlooking the front gardens. A door from here provides access to a convenient WC. From the rear of the living room, a door leads into a generous kitchen with stone work surfaces, integrated appliances, tiled flooring, and a central island with granite worktops. Doors from here lead into a utility with access to the rear courtyard.

The kitchen then opens into the extended, versatile garden room, which features a 'Velux' window and French doors leading out onto the rear gardens. Double doors lead into a third reception room, currently used as a dining room, which enjoys polished wood flooring, bespoke cherry wood cabinetry, a cast iron fireplace and windows overlooking the front gardens.

The stairs then lead to the first-floor landing which in turn provides access to five bedrooms. The principal bedroom is a good-sized double with an en-suite shower room and views to the south towards the village and Ogle. To the rear is a family bathroom with a separate WC, and four further bedrooms, including bedroom two with a vanity sink and views over the rear gardens.

Externally, the property occupies a generous site with a mature, well-stocked front garden, accessed via stone steps and a wrought iron pedestrian gate. The rear gardens are enclosed, excellently maintained, and include several lawned areas with well-stocked borders, raised beds, a vegetable garden with a recently installed greenhouse, and a rear annexe suitable as a garden studio, office, or home gymnasium.

The rear gate leads to a driveway providing off-street parking for four vehicles and a single garage with further storage above.



BRUNTON

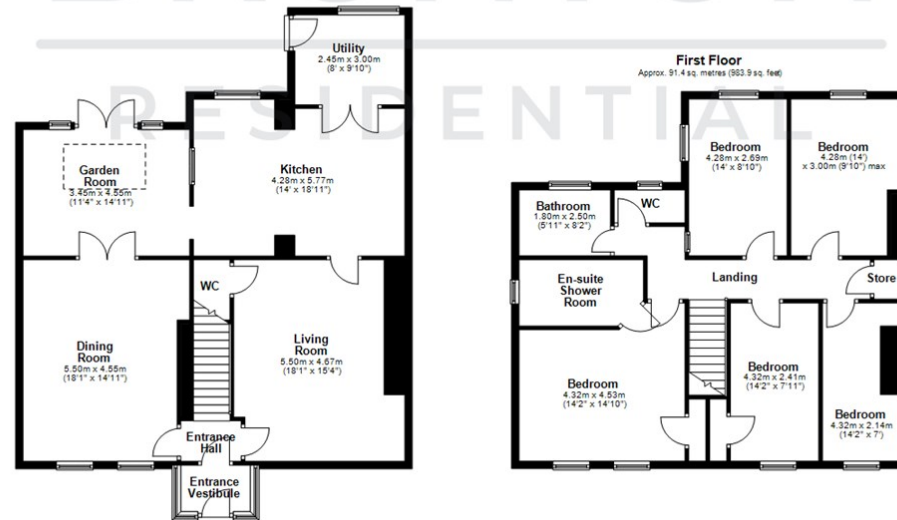
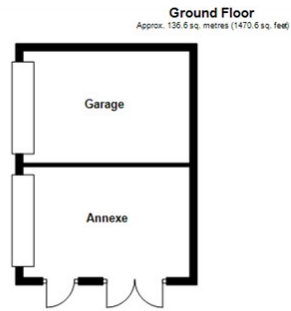
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : E



All measurements are approximate and are for illustration only.
Plans produced using Planity.



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			
		48	73
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	