

BRUNTON

RESIDENTIAL

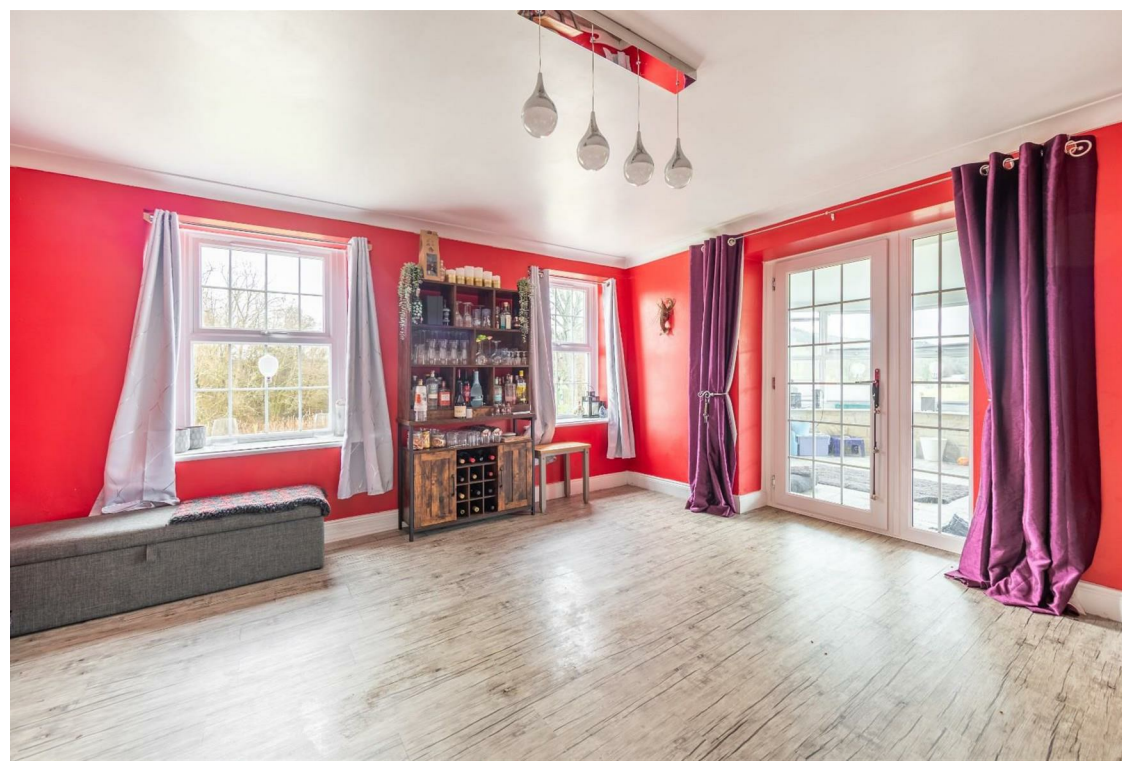


FALSTONE, HEXHAM, NE48
Offers In The Region Of £400,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Spacious detached family home set on a generous plot in the picturesque village of Falstone. Surrounded by mature landscaped gardens and enjoying attractive views towards the North Tyne River, the property offers a wonderful opportunity to acquire a substantial home in a peaceful rural setting.

The home offers well-proportioned accommodation including a newly fitted kitchen, a large living room with a striking inglenook fireplace and multi-fuel stove, an additional reception room and a bright conservatory overlooking the gardens. The first floor provides four generous double bedrooms along with a well-appointed family bathroom, creating comfortable and flexible living space for a family. The property also benefits from solar panels, adding an energy-efficient feature to the home, along with ample off-street parking and extensive gardens which include areas for growing vegetables and enjoying the outdoor space.

Falstone is a charming Northumberland village located in the heart of Northumberland National Park. The home enjoys close proximity to Kielder Forest and Reservoir, Kielder Sky Park, and Kielder Observatory, with local amenities available in the nearby market town of Bellingham. Surrounded by extensive walking, cycling, and outdoor recreation opportunities, the property is ideally suited to those seeking a peaceful rural lifestyle. Its enviable location within one of the UK's most popular dark-sky and nature destinations also offers excellent potential as a holiday rental or holiday let investment, appealing to visitors looking to explore the area's stunning landscapes and year-round attractions, subject to any necessary permissions or local regulations.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation briefly comprises an entrance into a spacious vestibule, providing useful storage for shoes, coats and jackets. To the left of the vestibule is the living room, while straight ahead a doorway leads through to the kitchen.

The kitchen is generously proportioned and thoughtfully designed, offering a wide range of wall and base units that provide ample storage and preparation space. Integrated appliances include a dishwasher, five-ring gas hob with extractor fan above, a double oven and a stainless-steel sink with mixer tap. There is also a built in proving draw/ plate warmer. From here, the layout flows naturally into the main living areas of the property, creating a practical and sociable arrangement.

The living room is a standout feature of the home, offering a bright and comfortable space ideal for both relaxing and entertaining. A striking stone inglenook fireplace with a multi-fuel burning stove forms a warm focal point within the room, while a timber staircase rises to the first floor.

From the living room there is access to an additional reception room, providing a versatile space that could be used as a sitting room, dining room or family room. An interconnecting door leads through to a large garden room with a newly fitted roof, which overlooks the surrounding gardens and provides an excellent additional living space throughout the year.

An inner hallway allows easy flow through the ground floor and provides access to a modern shower room/utility room with WC.

To the first floor, the landing gives access to four generously sized double bedrooms, each offering excellent proportions and plenty of natural light. The family bathroom is well appointed and features a contemporary five-piece suite comprising his-and-hers sinks, a WC, a roll-top bath and a large walk-in shower.

Externally, the property occupies a generous plot and is surrounded by mature landscaped gardens, which include a greenhouse, garden shed and vegetable beds. The gardens also enjoy pleasant views towards the North Tyne River, creating a peaceful and scenic setting. The property further benefits from solar panels, ample off-street parking for several vehicles, and recently installed new windows throughout. Since purchasing the property, the current owners have carried out a number of notable improvements, further enhancing both the comfort and presentation of the home.

Tenure: Leasehold. The vendor advises that no ground rent has been requested or paid for approximately 50 years - please ask for more details.



BRUNTON

RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : E

