

# BRUNTON

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## RESIDENTIAL



**BRUNTLEY MEADOWS, ALSTON, CA9**

Offers Over £245,000

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Spacious three-bedroom detached bungalow situated on Bruntley Meadows in Alston, offering well-balanced accommodation and excellent potential for further development.

Alston is a traditional and characterful market town offering a good range of everyday amenities. The town has a Co-op, Spar, post office, butcher, baker, pharmacy, hardware shop, cafés, pubs and a selection of independent shops, along with a GP surgery and library. Despite its rural setting, Alston is largely self-sufficient for day to-day needs and has a strong community feel.

For schooling, Alston Primary School serves children up to age 11, with Samuel King's School providing secondary education. Further education options are available in nearby towns.

Surrounded by the North Pennines Area of Outstanding Natural Beauty, Alston is particularly appealing to those looking for village amenities, seeking a quieter lifestyle, with access to scenic countryside, walking routes and excellent connections to nearby towns such as Hexham and Penrith.

The property has no chain.

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The internal accommodation comprises: an entrance hallway with useful storage cupboards, providing access to the main living areas. To the left is a spacious lounge featuring an inglenook fireplace with feature fire, creating a warm focal point within the room. The lounge opens through to a substantial conservatory, one of the largest on the estate, offering an excellent additional reception space with views over the rear garden.

The kitchen is bright and generously sized, fitted with a range of wall and base units providing ample storage and work surface space, along with room for dining. From the kitchen, there is internal access into a large integral garage, which incorporates a WC and sink, creating a useful utility-style area. A further door from the garage provides access out to the rear garden, and the space offers excellent potential for conversion into additional living accommodation if desired.

There are three well-proportioned double bedrooms, all of a good size, along with a family shower room fitted with a large walk-in shower, WC and wash basin.

Externally, to the front the property benefits from a substantial paved area providing ample off-street parking. To the rear is a neatly maintained lawned garden enjoying an open outlook, creating a pleasant and private outdoor space.



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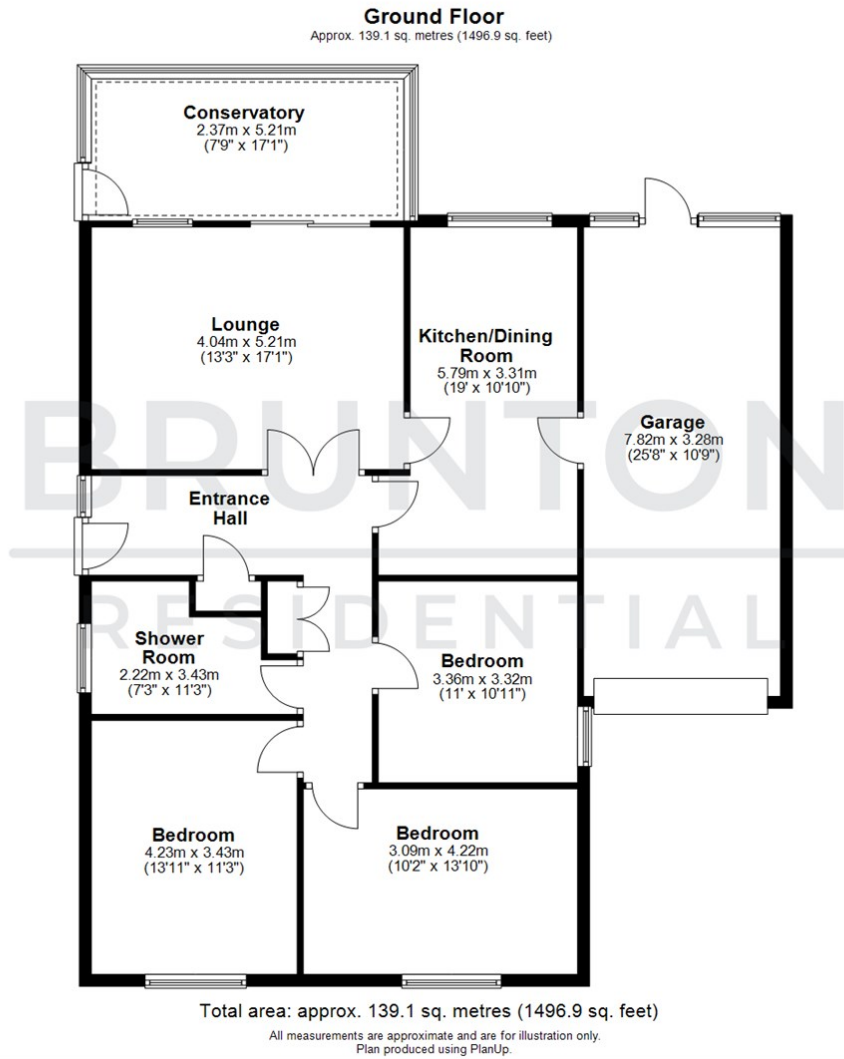
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TENURE : Freehold

LOCAL AUTHORITY : Eden CC

COUNCIL TAX BAND : D

EPC RATING : C



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			
		70	77
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	