

# BRUNTON

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## RESIDENTIAL



**ST. CUTHBERTS TERRACE, BELLINGHAM, HEXHAM**

Offers Over £325,000

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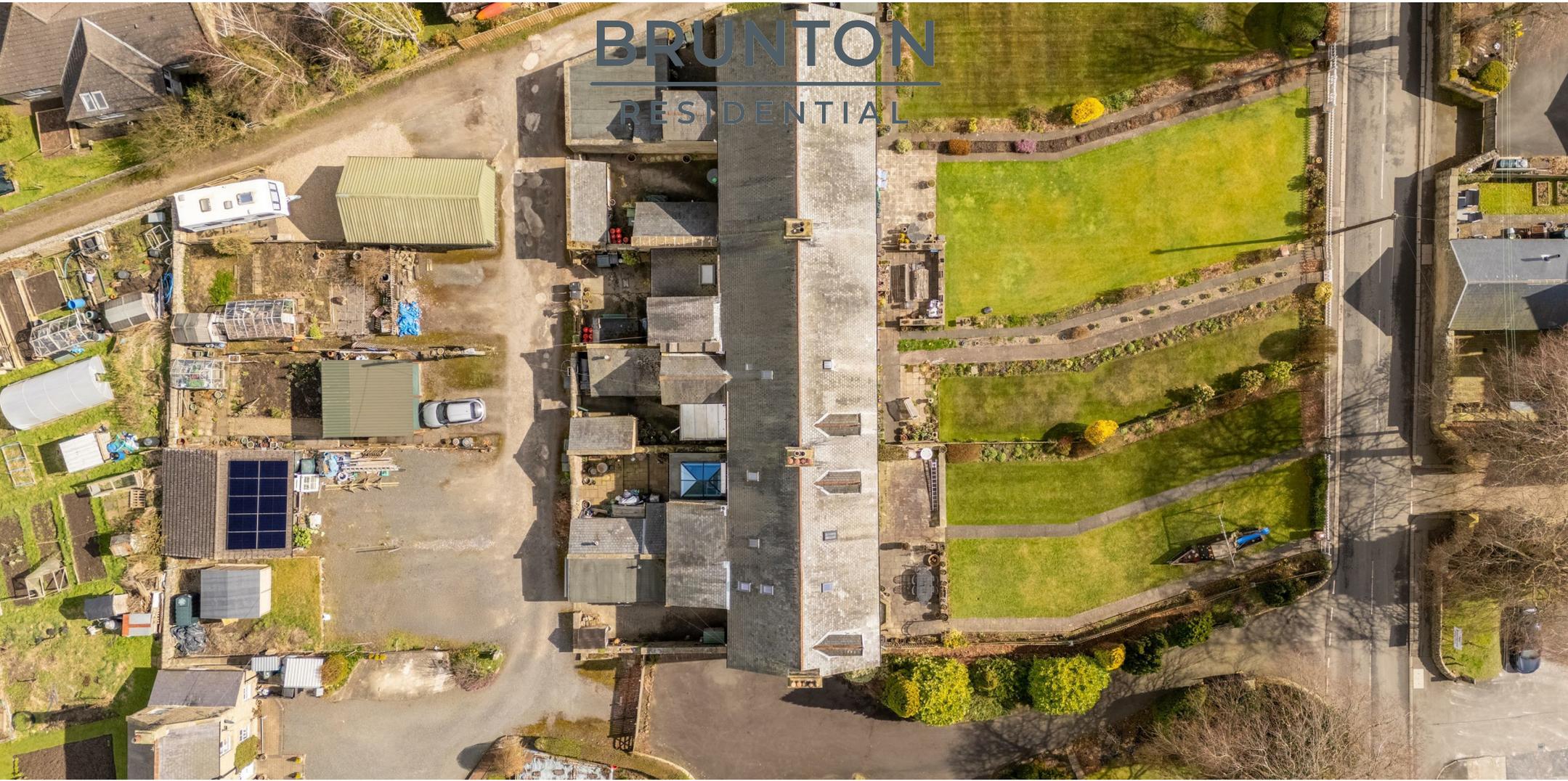


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Brunton Residential is proud to present this exceptional five-bedroom end-terrace home, ideally situated on St Cuthbert's Terrace in the highly sought-after village of Bellingham.

Beautifully and thoughtfully refurbished by the current owner, the property offers generous and versatile living accommodation throughout. Highlights include a spacious dining room that flows seamlessly into an impressive lounge, a newly renovated kitchen, five well-proportioned bedrooms, and a stylish, contemporary bathroom.

Externally, the home boasts a beautifully maintained front garden, while to the rear there is ample off-street parking, a courtyard area, and a garage, providing both convenience and practicality.

Bellingham is known for its friendly, close-knit community and stunning countryside surroundings. Situated on the edge of the Northumberland National Park, the village is perfect for lovers of the outdoors, with easy access to walking and cycling routes, a highly regarded golf course, and the region's renowned dark skies, making it ideal for stargazing enthusiasts.

Bellingham offers excellent local amenities, including a Co-op supermarket, pharmacy, post office, petrol station, and a selection of independent shops, such as a well-stocked country store. Healthcare needs are well-served by the Bellingham Practice, located in the village.

For families, education is well provided for with Bellingham Primary School and Bellingham Middle School & Sports College, both conveniently situated on Redesmouth Road.

Transport links make Bellingham easily accessible, with regular bus services to Hexham and Newcastle, ensuring connection to a wider range of shops, services, and transport hubs. The nearby market town of Hexham offers further amenities, including supermarkets, restaurants, leisure facilities, and a railway station connecting to the national rail network.

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The property is an attractive end-terrace home, entered via a front door into an entrance vestibule featuring a stained-glass door, which leads through to the main hallway with wooden flooring and stairs rising to the first floor.

To the left-hand side is a spacious lounge, benefitting from a bay window and a multi-fuel burning stove, creating a warm and comfortable reception space. To the rear of the property is a separate dining room, another well-proportioned room, which features interconnecting doors to the lounge, offering flexibility for both open-plan and more formal living. The dining room also includes a fitted cupboards for additional storage.

Also located at the rear is the kitchen, which has been thoughtfully reconfigured and fitted with a range of base units and integrated appliances, including an oven, induction hob, extractor fan, fridge freezer, and a stainless steel sink with mixer tap. From here, there is an external door providing access to the rear courtyard garden and garage.

To the first floor, there are two excellent double bedrooms, along with a smaller single bedroom positioned to the front. To the rear is a newly remodelled and extended bathroom, fitted with both a bath and a separate shower.

The second floor offers a further good-sized bedroom and an additional single bedroom, providing flexible accommodation ideal for families or those requiring home office space.

Externally, the property benefits from a large lawned garden to the front, with a stone flagged patio area, while to the rear there is a courtyard and a garage. There is also off-street parking available for up to five vehicles and an additional shed to the rear of the property.

The property has undergone extensive refurbishment throughout, including a new heating system, updated plumbing, new windows, and a range of further improvements. As a result, the home is presented to a very high standard throughout.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : E



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>		50	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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	