

BRUNTON

RESIDENTIAL



HORSLEY, NE15
Price Guide £675,000

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The internal accommodation comprises: an entrance porch leading into the main living room with dual aspect windows, exposed stonework, and a feature fireplace with multi-fuel burner forming an attractive focal point. The living room leads through into an inner hallway with access to a versatile reception room currently used as a fourth bedroom. Further along the hallway is the dining room with dual aspect windows, an inglenook fireplace, and stairs leading up to the first floor.

The rear hallway includes a shower room with a walk-in shower, a wash hand basin, a heated towel rail, and access into the rear garden. The kitchen is fitted with modern wall and base units, integrated appliances, quality work surfaces, and a central breakfast island, while the large rear-facing window provides views across the garden. From the kitchen, there is access into the sunroom with extensive glazing and a roof lantern, creating a bright additional reception and dining space with direct access outside.

The first floor landing gives access to the main bedroom with fitted wardrobes, two further bedrooms, and the family bathroom, complete with a P-shaped bath with shower over, WC, vanity, wash hand basin, and fully tiled walls. The detached annex provides excellent additional versatility and includes a vaulted office space with exposed beams and fitted storage, along with a separate kitchen and living area fitted with modern units and further seating space, ideal for home working or guest accommodation.

Externally, the property benefits from a substantial gravelled driveway providing off-road parking for multiple vehicles, bordered by lawned gardens, mature trees, and original stone wall boundaries. The rear garden includes lawned areas, raised planting beds, paved seating areas, a pergola-covered hot tub area, a greenhouse, storage sheds, and a children's play space.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



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		
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		