

BRUNTON

RESIDENTIAL



HUMSHAUGH, NE46

£850,000

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Brunton Residential presents this beautifully appointed family home with stylish interiors, four bedrooms, and a wrap-around garden overlooking rolling countryside.

This delightful and popular village provides access to a community-run shop for everyday essentials, a trusted doctors' surgery and a picturesque historic church. Families will appreciate the strong local education options, with Humshaugh Church of England First School, just a short walk away, has a great reputation for its community spirit and high educational standards. Additionally, there are private schools in the area, offering families further educational choices.

Humshaugh benefits from excellent transport links, with the A69 offering quick access into Hexham, which is placed just a short drive away. This desirable and historic market town boasts an array of shops, cafes and supermarkets, with direct rail connections into both Newcastle City Centre and to Carlisle from Hexham Railway Station. Regular bus services also link the village to surrounding towns, making this location ideal for both commuters and families.

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The property boasts a spacious entrance porch leading into a central hallway, featuring a solid oak staircase ascending to the first floor. The hallway provides access to a convenient WC and useful storage.

A dedicated office is accessed from the hallway, complete with fitted shelving ideal for storage or display. The lounge is a generously proportioned reception room, enjoying dual-aspect windows and a feature inglenook fireplace with a wood-burning stove, creating a warm and inviting focal point.

The kitchen/dining area is a standout space, fitted to a high specification with quality cabinetry, a double oven with electric hob, American-style fridge freezer, dishwasher, and wine cooler. A central island serves as a striking focal point. The space is further enhanced by a dining area, and a sun room flooded with natural light from patio doors that open onto breathtaking views and a phenomenal wrap-around mature garden.

A separate utility room off the main kitchen provides additional storage and laundry facilities, with internal access to the garage.

Light streams through a Velux window on the first-floor landing, which also features a convenient storage cupboard. Four generously sized bedrooms are arranged on this level. Three bedrooms include built-in wardrobes, optimizing storage space. The master bedroom is particularly spacious and benefits from a contemporary en-suite shower room with chrome fittings. A second bedroom also enjoys a private en-suite, while the remaining bedrooms are served by a family bathroom, complete with both a bath and a separate shower, chrome finishes, and abundant natural light.

Externally, the property is approached via a generous gravelled driveway providing ample off-road parking and access to the double garage. The rear garden is mainly laid to lawn with established borders and mature planting, backing onto open countryside and enjoying far-reaching views across the surrounding landscape.



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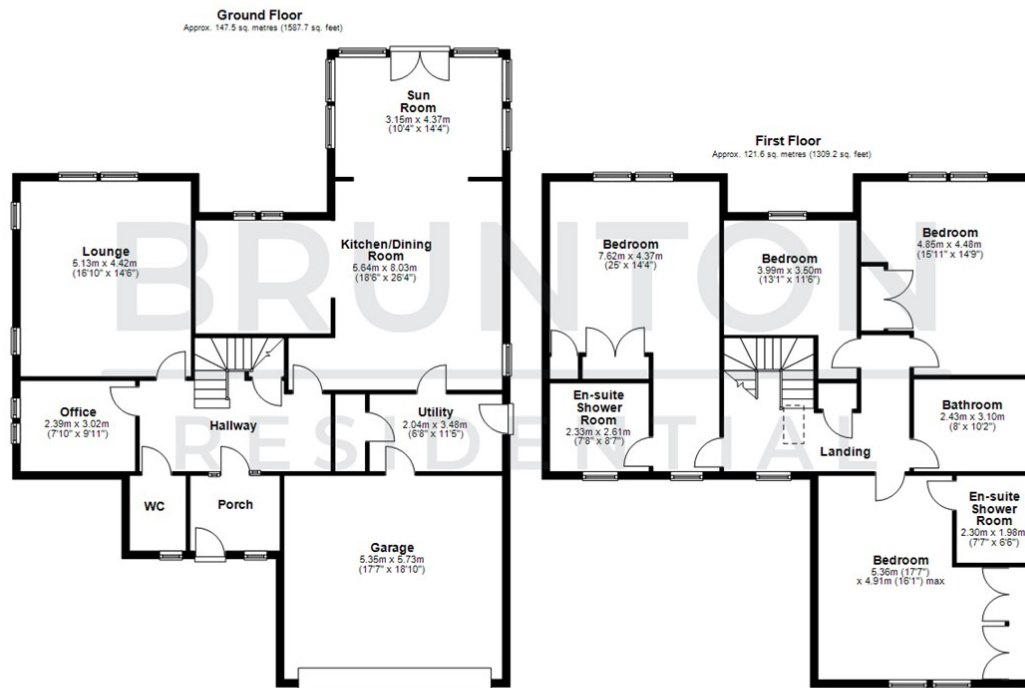
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : B



Total area: approx. 269.1 sq. metres (2896.9 sq. feet)
All measurements are approximate and are for illustration only.
Plan produced using Rapius.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	89
(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	