

# BRUNTON

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## RESIDENTIAL



**CATTON, HEXHAM, NE47**

Offers Over £425,000

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Delightful detached bungalow set within a generous plot in the sought-after village of Catton, enjoying attractive countryside surroundings and beautifully established mature gardens.

The property offers spacious and highly versatile accommodation throughout, comprising three double bedrooms, a generous lounge, a large kitchen/dining room, separate dining room, and a substantial conservatory-style garden room. Additional accommodation includes a utility room, attached garage, family bathroom, and an en-suite to the principal bedroom. The home further benefits from solar panels and an energy-efficient air source heat pump system, enhancing both its environmental performance and running costs.

Externally, the property is complemented by extensive, well-maintained gardens featuring an orchard, raised vegetable beds, and a range of useful outbuildings, providing excellent storage and hobby space.

Stoneleigh is ideally positioned in the highly desirable village of Catton, just outside the picturesque village of Allendale. The location offers convenient access to local shops and well-regarded schools, while Stoneleigh itself is situated amidst the splendour of the North Pennines Area of Outstanding Natural Beauty. The surrounding area is particularly valued for its unspoilt countryside, extensive walking routes, and excellent connectivity to the Tyne Valley, Newcastle, and the wider attractions of Northumberland.

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The internal accommodation briefly comprises an entrance porch leading into a central hallway, which provides access to the principal rooms of the home. To the right-hand side is a spacious dual-aspect lounge enjoying pleasant views across the front and side gardens, complemented by feature fireplaces that create an attractive focal point.

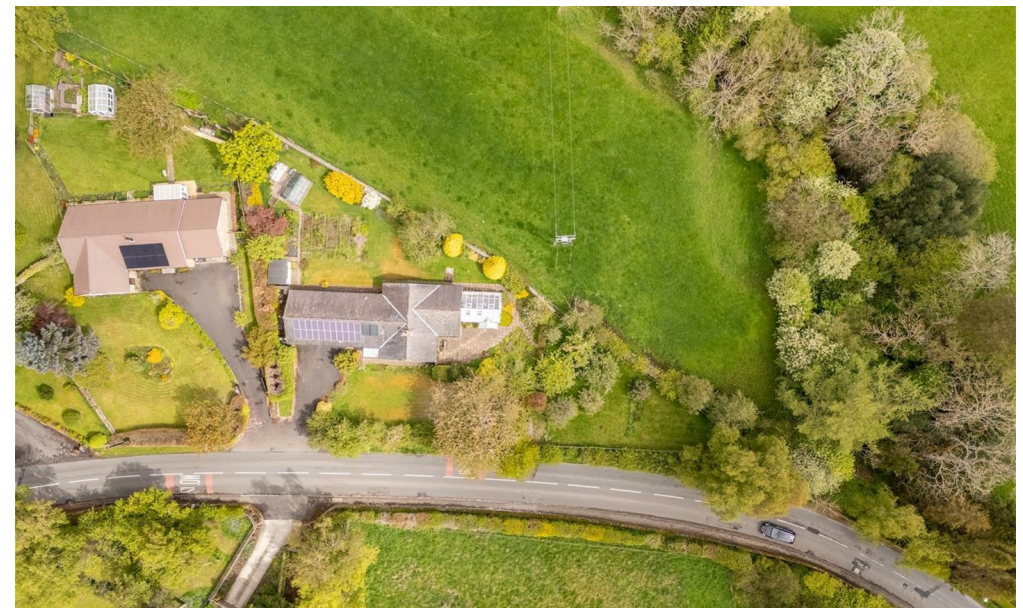
To the left-hand side is a well-proportioned double bedroom benefitting from built-in storage cupboards. There are two further generous double bedrooms positioned at the rear of the property. One bedroom benefits from fitted storage and an extended en-suite shower room comprising a shower cubicle, ceramic wash hand basin, low-level WC, and partially tiled walls. The remaining bedroom has been utilised as the principal bedroom, enjoying attractive views over the rear garden and benefiting from bespoke built-in cabinetry.

The spacious family bathroom is fitted with a bath with shower over, WC, wash hand basin, and fully tiled walls.

The property also features a large kitchen fitted with a comprehensive range of wall and base units, complemented by generous work surface space and ample room for informal dining. Integrated appliances include a double oven, hob with extractor hood above, dishwasher, and a stainless steel sink with mixer tap. The kitchen leads through to a useful utility room providing additional storage and appliance space, together with access to a separate WC.

Adjacent to the kitchen is a good-sized dining room offering excellent space for formal dining and entertaining, which in turn opens into a substantial conservatory-style garden room. This impressive space enjoys panoramic views across the gardens and surrounding countryside, with direct access onto the outdoor seating areas.

Externally, the property occupies a generous plot with extensive lawned gardens, mature planting, orchard, raised beds, and a number of useful outbuildings, including two green houses and a storage shed. The property further benefits from driveway parking, an attached double garage, solar panels, and an energy-efficient heat pump system.



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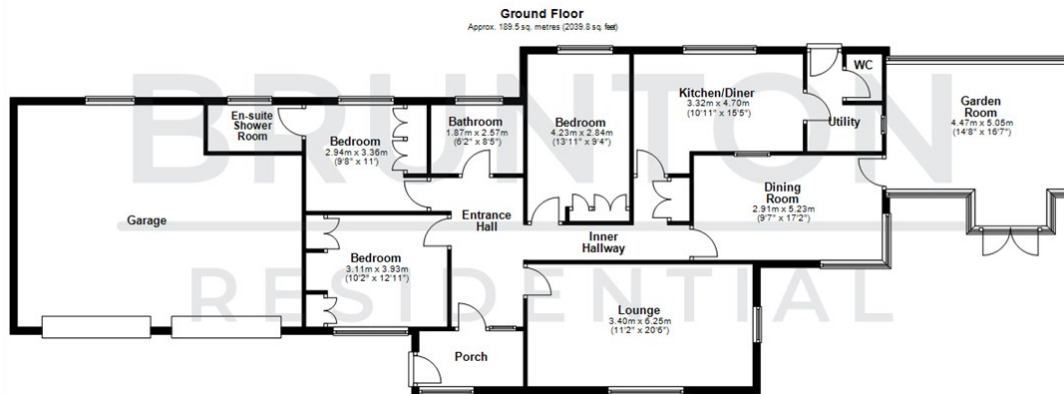
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : B



Total area: approx. 189.5 sq. metres (2039.8 sq. feet)  
All measurements are approximate and are for illustration only.  
 Plans produced using PlanUp.



| 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 |  |                         |           |
|   |  | 81                      | 88        |
| 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) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |