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WOODHALL MILL, HAYDON BRIDGE, NE47

Offers Over £450,000

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Brunton Residential are delighted to present this exceptional four-bedroom barn conversion, occupying a tranquil position within a charming rural hamlet on the outskirts of the highly desirable village of Haydon Bridge. Combining character, space and countryside living, this impressive home enjoys a superb setting amidst the stunning Northumberland landscape.

Haydon Bridge is a thriving and historic village nestled within the picturesque South Tyne Valley, offering an excellent range of everyday amenities including independent shops, cafés, traditional pubs, and healthcare facilities. The village is also well served by highly regarded primary and secondary schools, making it a popular choice for families and professionals alike.

Surrounded by some of Northumberland's most breathtaking scenery, the area offers an abundance of outdoor pursuits, with scenic walking and cycling routes on the doorstep. The nearby River South Tyne and the magnificent North Pennines National Landscape provide endless opportunities to explore and enjoy the natural beauty of the region.

Despite its idyllic rural setting, the property benefits from excellent transport links. Haydon Bridge railway station offers regular services to Newcastle and Carlisle, while the nearby A69 provides convenient access to Hexham, Newcastle, and the wider North East, making it an ideal location for commuters seeking a countryside lifestyle without compromising on connectivity.

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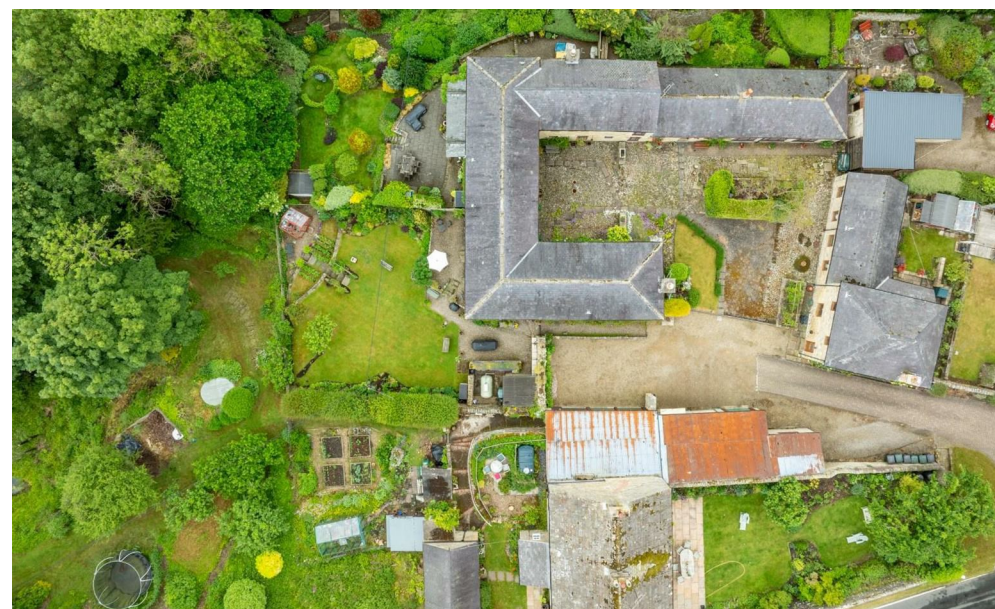
The internal accommodation is entered via an inviting entrance hallway, where attractive exposed stonework and a striking stone-arched doorway immediately showcase the character and charm that continue throughout the property. The hallway also benefits from a useful understairs storage cupboard, a convenient ground floor WC, and a staircase leading to the first-floor landing.

Positioned to the rear of the property is an impressive kitchen/dining room, thoughtfully fitted with a range of bespoke wooden cabinetry, contemporary work surfaces, and an extensive selection of integrated appliances, including a fridge, freezer, dishwasher, and washing machine. There is also space for a range cooker, while direct access to the rear garden further enhances the room's practicality and appeal. The ground floor additionally features a generous dining room, providing an excellent setting for family meals and entertaining guests.

To the front elevation, a superb lounge serves as a warm and welcoming reception space, centred around a recently installed 5kW multi-fuel stove set within an attractive stone hearth. Deep-set windows, exposed stonework, and substantial walls further enhance the property's distinctive character while allowing an abundance of natural light to flow throughout the accommodation.

The first-floor landing provides access to four well-proportioned bedrooms, including an impressive principal bedroom benefitting from en-suite facilities. The en-suite comprises a large walk-in shower, low-level WC, inset wash hand basin, ceramic tiled walls, and feature windows that flood the space with natural light. There are two further double bedrooms and a single bedroom, all served by a well-appointed family bathroom featuring a panelled bath, separate shower cubicle, pedestal wash hand basin, low-level WC, fully tiled walls, and a heated towel rail.

Externally, the property enjoys an attractive cobbled courtyard to the front and beautifully landscaped rear gardens incorporating lawned areas, mature planting, seating areas, a greenhouse, garden shed, and a dedicated strawberry patch. The property is further enhanced by the benefit of two garages and occupies a delightful rural setting within the picturesque Tyne Valley.



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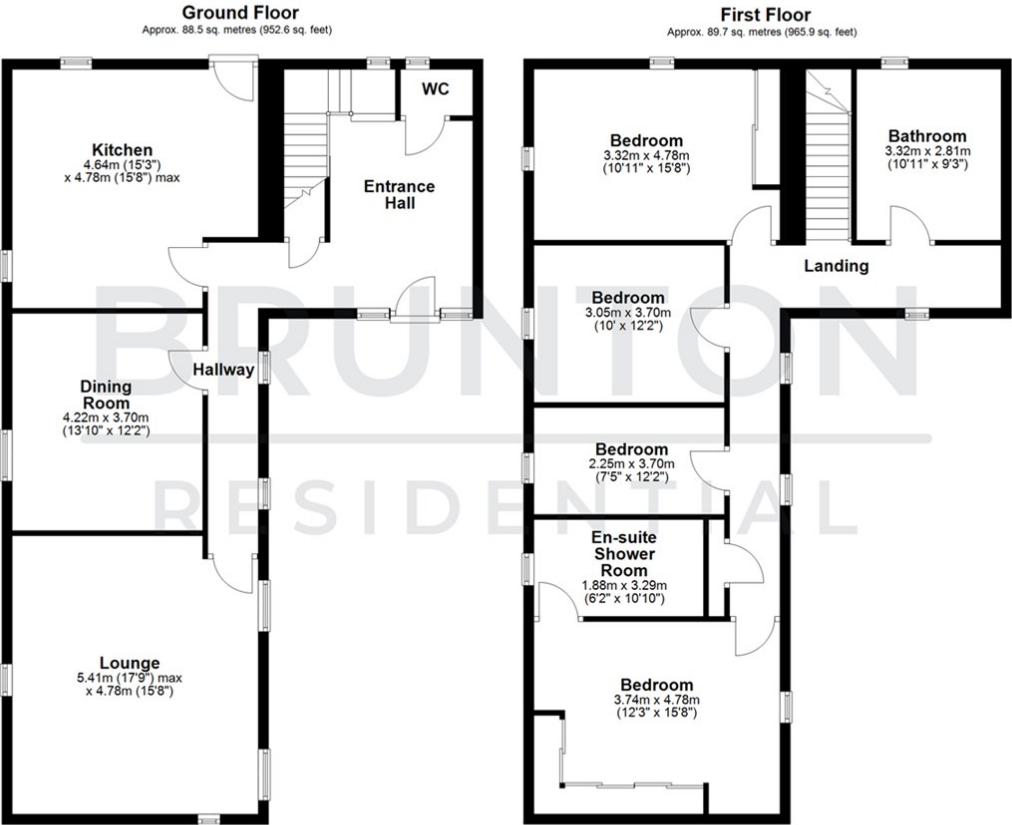
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : F



Total area: approx. 178.2 sq. metres (1918.6 sq. feet)

