

BRUNTON

RESIDENTIAL



BRAESIDE, MOUSEYHAUGH, HEXHAM, NE48

Offers In The Region Of £375,000

BRUNTON

RESIDENTIAL

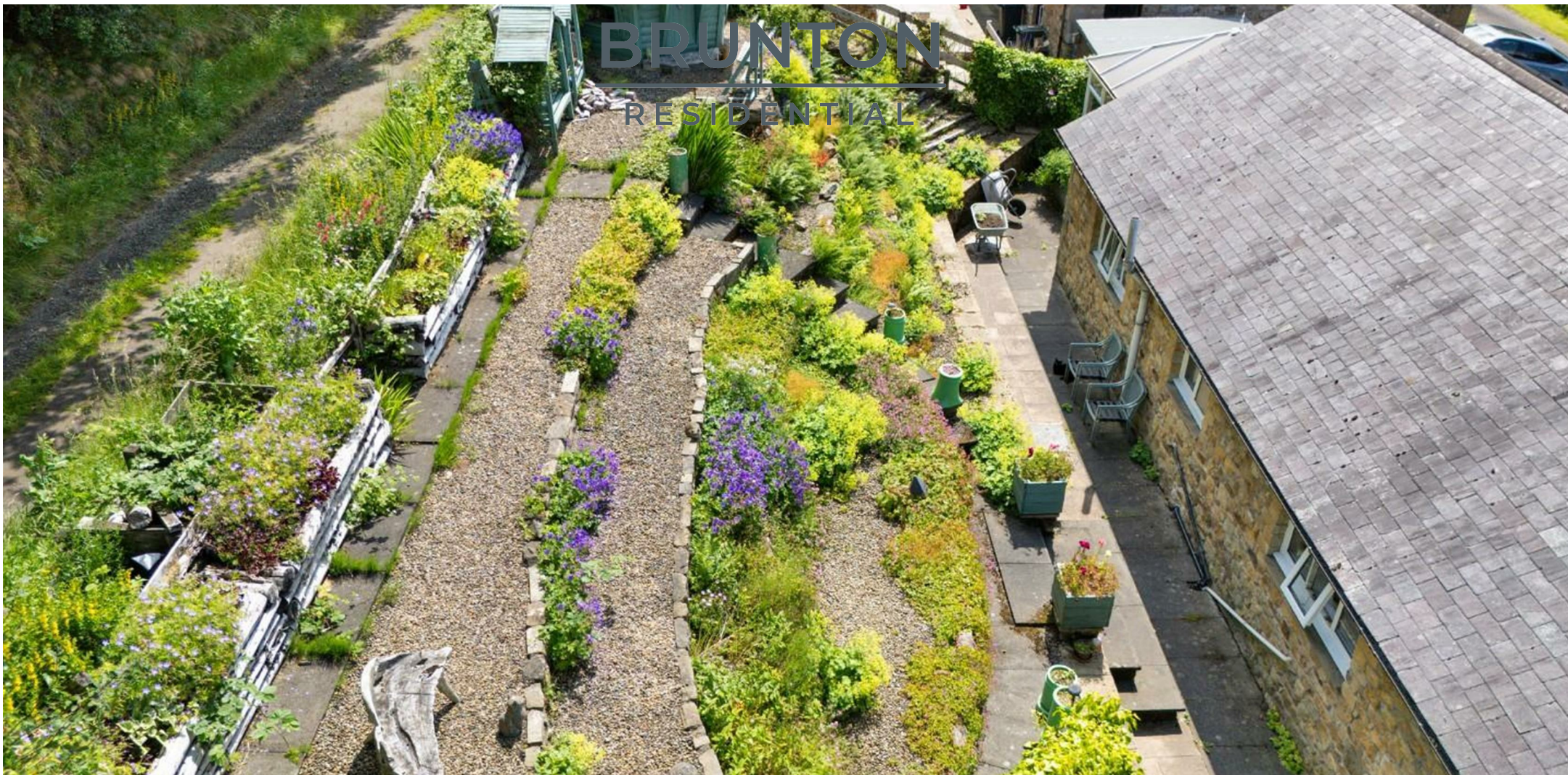




BRUNTON

RESIDENTIAL





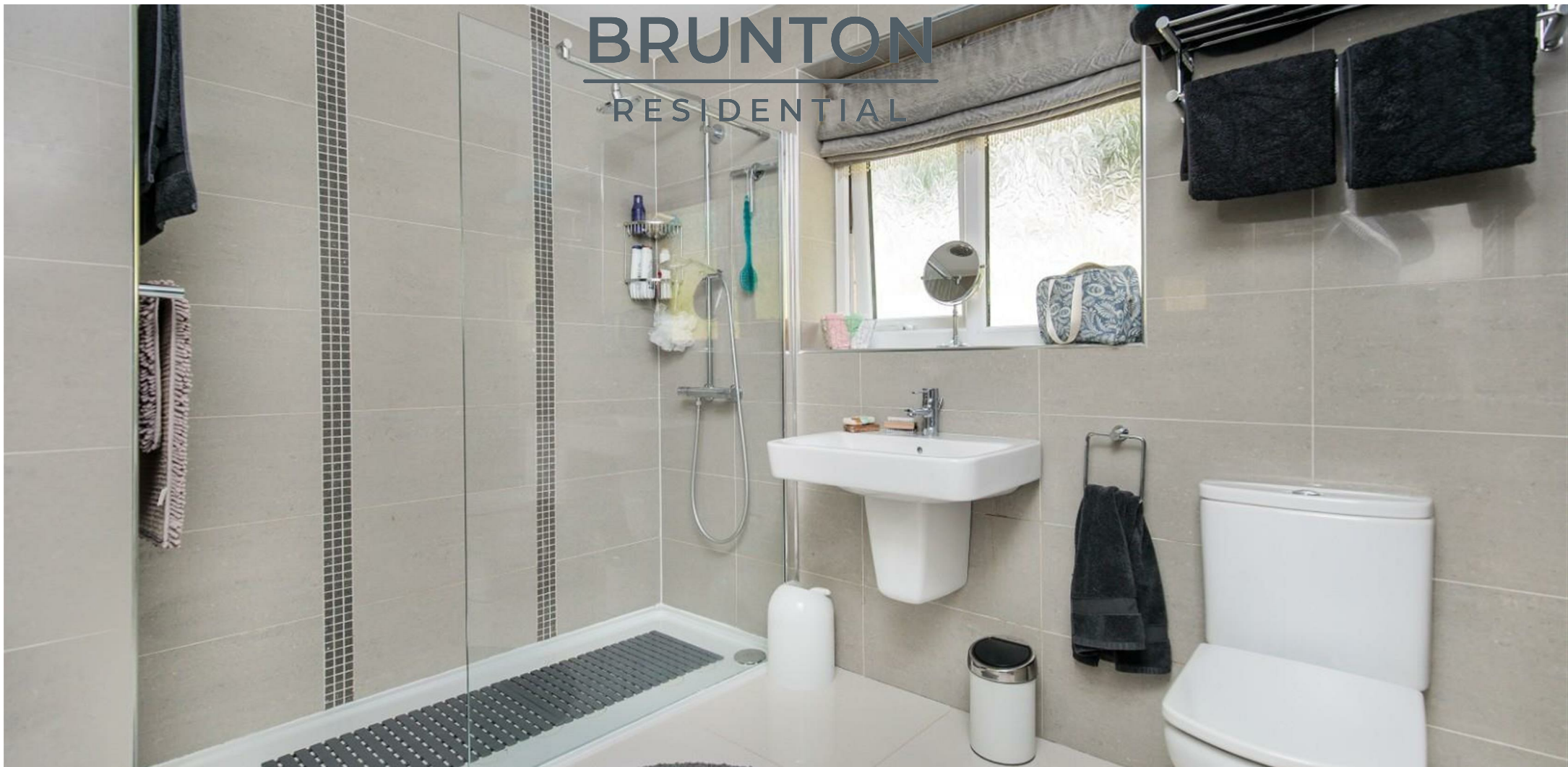
Well presented, three-bedroom detached bungalow occupying a substantial plot in Braeside, Falstone, enjoying a private setting with landscaped gardens, countryside views and extensive off-road parking.

The accommodation is centred around a welcoming hallway, connecting a spacious living room, conservatory and a refitted kitchen featuring solid oak cabinetry, granite worktops and a central island. Three versatile bedrooms provide flexible living arrangements, while a contemporary shower room serves the home. Outside, the property benefits from terraced gardens, a detached timber garden cabin and solar panels.

Braeside is situated within the rural hamlet of Falstone, surrounded by open countryside and woodland in the heart of Northumberland. Nearby, the village centre offers a village café, community facilities and access to walking and cycling routes, while Kielder Water and Forest Park provide a wealth of outdoor pursuits. Hexham offers a wider range of shops, supermarkets, restaurants and rail links, making the area ideal for those seeking a quieter pace of life and countryside surroundings.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a central hallway providing access to all principal rooms. The kitchen is positioned at the rear of the property and is fitted with a range of solid oak wall and base units, complemented by granite worktops and a matching central island. Tiled flooring enhances practicality, while the adjoining utility room provides additional workspace, appliance provision and direct access outside.

The living room is a generously proportioned reception room, beautifully presented with oak flooring, neutral décor and a feature fireplace creating an attractive focal point. Sliding patio doors allow excellent natural light and open directly onto the garden, while the conservatory provides an additional reception space, enjoying views across the grounds with French doors leading outside.

The main bedroom is a spacious double room positioned to the rear of the property, accompanied by a further double bedroom with double doors opening into the kitchen, creating a versatile space that could also serve as a dining room or additional reception area if desired. The third bedroom is currently arranged as a hobby room and features sliding patio doors opening directly onto the garden. Serving the accommodation is a contemporary shower room featuring porcelain wall tiling, a large walk-in shower enclosure, a wash hand basin and WC.

To the front, the property occupies a substantial plot with extensive off-road parking, enclosed by attractive stone walling and established planting. The stone-built bungalow enjoys a private setting and benefits from solar panels across the roof. The rear gardens are a particular feature, arranged across a series of landscaped terraces with gravel pathways, stone retaining walls, mature planting and seating areas. A detached timber garden cabin and Arctic BBQ Cabin (GrillKota) sit within the grounds, while the elevated position enjoys a peaceful outlook across the surrounding countryside and woodland.



BRUNTON

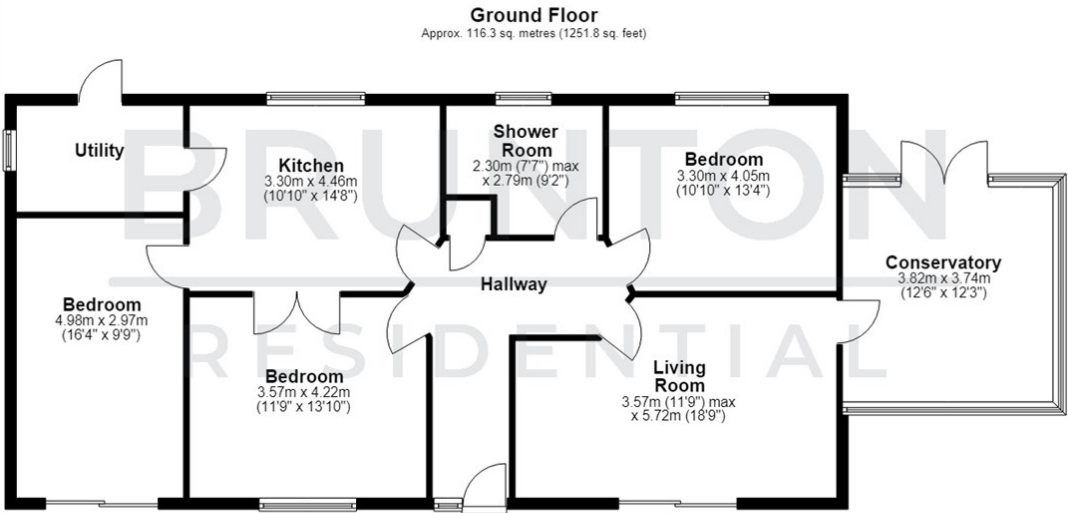
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 116.3 sq. metres (1251.8 sq. feet)



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		
	75	82
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		