

BRUNTON

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ALLENDALE, HEXHAM, NE47

Offers Over £675,000

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Well-presented three-bedroom detached country home set within approximately 10 acres near Allendale, offering extensive grounds, including 3 acres of wild flower meadows, shooting rights, river frontage with salmon, seatrout and brown trout fishing rights. Set within approximately 10 acres, the gardens feature paved seating areas, expansive lawns and established planting before extending into open meadow and mature woodland (shooting rights included), with uninterrupted countryside views river frontage and 450 metres of salmon, seatrout and brown trout fishing rights completing this exceptional rural setting. The property would make an ideal, personal nature reserve or shooting /hunting lodge.

The property is arranged over two floors with two reception rooms, a spacious kitchen and breakfast room, garden room, utility room and a convenient WC. Upstairs are three double bedrooms, a home office and a family bathroom. Externally, there is a detached double garage, substantial carport, extensive parking and a range of useful outbuildings.

Kittygreen enjoys an exceptional rural setting near Catton, just outside Allendale, surrounded by the breath-taking scenery of the North Pennines National Landscape. Allendale offers a range of independent shops, cafés, pubs, everyday amenities and well-regarded schools, while the A686 provides convenient links to Hexham, the Tyne Valley and the wider attractions of Northumberland. Renowned for its walking routes, cycling trails and unspoilt countryside, the area is ideal for those seeking a peaceful lifestyle with excellent access to the surrounding region.

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The internal accommodation comprises: an entrance porch opening directly into a generously proportioned lounge, centred around a striking stone inglenook fireplace with a multi-fuel stove, exposed ceiling beams and dual-aspect windows. The adjoining dining room continues the character, featuring exposed timber beams, windows to two elevations and ample space for entertaining.

The spacious kitchen and breakfast room features timber shaker-style cabinetry, exposed ceiling beams, tiled flooring, generous work surfaces and ample dining space. Glazed double doors open into the bright triple-aspect garden room, recently fitted with a new roof and enjoying uninterrupted views across the gardens. The kitchen has a gas full electric stove with induction hob cooker, sink with overhead tap, space for a free standing fridge freezer. A utility room and a convenient WC complete the ground floor.

Stairs lead to the first-floor landing, giving access to three well-proportioned double bedrooms, a home office and the family bathroom. The main bedroom retains an attractive stone fireplace, while the remaining bedrooms are equally bright and well proportioned. The family bathroom is fitted with a freestanding roll-top bath, separate shower enclosure, traditional-style sanitaryware and wood-effect flooring.

The property is approached via a private driveway leading to an extensive gravelled parking area, detached double garage, substantial carport, greenhouse and additional outbuildings. Well-maintained planted borders and stone walls enhance the approach. Set within approximately 10 acres, the gardens feature paved seating areas, expansive lawns and established planting before extending into open meadows and mature woodland, with uninterrupted countryside views, river frontage and fishing rights completing this exceptional rural setting.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : E



Total area: approx. 181.9 sq. metres (1958.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(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	