

BRUNTON

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BANKFOOT, OTTERBURN, NEWCASTLE UPON TYNE

Offers Over £275,000

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Nestled in the heart of the picturesque Northumberland village of Otterburn, this charming two bedroom detached bungalow dates back to the 1800s and beautifully combines period character with tasteful modern updates.

The accommodation centres around a welcoming living room, where a substantial inglenook fireplace with a wood burning stove creates an impressive focal point and a cosy atmosphere. The contemporary kitchen has been thoughtfully designed with ample storage and workspace, while retaining the home's cottage charm. Two well proportioned double bedrooms provide comfortable accommodation, complemented by a stylish family bathroom.

Externally, the property enjoys a delightful, enclosed garden that has been carefully landscaped to create a private space for relaxing and entertaining. A generous patio seating area, mature planting and well maintained lawn provide an attractive setting to enjoy throughout the seasons.

Situated within the Northumberland National Park, Otterburn is a highly regarded village renowned for its stunning countryside, walking routes and welcoming community. The village offers a range of everyday amenities including a village shop, cafés, traditional pubs and a first school, while the nearby market towns of Bellingham and Hexham provide a wider selection of shopping, leisure and educational facilities. Excellent road links via the A696 offer convenient access to Newcastle upon Tyne, Newcastle International Airport and the Scottish Borders, making this an ideal home for those seeking a peaceful rural lifestyle without compromising on connectivity.

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The internal accommodation comprises a welcoming entrance porch providing access to the principal living spaces. The spacious living room is full of character, featuring an impressive inglenook fireplace with a wood burning stove, exposed beams and traditional features that reflect the property's heritage while creating a warm and inviting atmosphere.

The contemporary kitchen has been thoughtfully updated and offers a good range of wall and base units with ample worktop space, incorporating room for everyday dining and enjoying pleasant views over the garden. A useful utility area provides additional storage and space for laundry appliances.

There are two well proportioned double bedrooms, both offering comfortable accommodation with attractive outlooks, alongside a stylish family bathroom fitted with a modern three piece suite.

Externally, the property enjoys a private enclosed garden, predominantly laid to lawn with mature shrubs and established planting creating a peaceful setting. A generous patio provides the perfect space for outdoor dining and entertaining, while the surrounding gardens offer a wonderful balance of colour, privacy and countryside charm. The property also benefits from gated off road parking.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : A

EPC RATING : D



Total area: approx. 84.7 sq. metres (911.2 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		
	56	72
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		