



BURNSIDE, EDMUNDBYERS, CONSETT,
DURHAM, DH8 9NG



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Consett, Durham, DH8 9NG

Burnside is an impressive detached family home occupying a delightful position on the edge of this sought-after village. Set within beautifully landscaped grounds, the property combines generous family accommodation with an established holiday letting business comprising four well-appointed self-catering chalets, offering an excellent lifestyle or income-generating opportunity.

- Substantial detached house
- Four self-contained holiday chalets
- Set within grounds extending to 7.34 acres
- Excellent income potential
- Beautiful countryside setting
- EPC rating TBC

ASKING PRICE £850,000

GET IN TOUCH

youngsrps, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





DESCRIPTION

The house is entered via French doors into a magnificent garden room, an outstanding addition extending around two elevations of the property. Flooded with natural light, this exceptional space provides versatile sitting and dining areas, complemented by Wooden flooring and attractive views across the gardens, with further French doors opening directly onto the grounds.

The welcoming inner hallway features a guest cloakroom and a striking central fireplace with wood-burning stove, creating a warm focal point to the home. Beyond lies a generous formal dining room.

The contemporary kitchen/breakfast room is beautifully appointed with sleek high-gloss cabinetry, black granite worktops and tiled flooring. Integrated appliances include a range cooker with double ovens, five-ring gas hob and extractor, together with twin dishwashers and a microwave oven. A rear lobby provides access to the gardens.

To the front of the house are two elegant reception rooms. The principal sitting room enjoys a bay window overlooking the front garden and features an open fireplace, while the study benefits from dual-aspect views towards the burn, creating an ideal space for home working.

The first floor offers four well-proportioned double bedrooms. The principal guest suite, benefits from built-in wardrobes and a stylish fully tiled en suite shower room. Three further bedrooms also feature built-in wardrobes, while all enjoy individual outlooks across the surrounding countryside. The accommodation is served by a luxurious family bathroom, complete with bath, separate shower and steam room, WC, wash basin and bidet, finished with high-quality tiling throughout. A charming reading area on the landing provides a peaceful retreat.

HOLIDAY CHALETs

Complementing the main residence are four south-facing holiday chalets, thoughtfully positioned to ensure privacy from the house while enjoying attractive views across the gardens. Two chalets each offer two bedrooms, a bathroom and an open-plan living/kitchen area, while a third provides one bedroom with similar open-plan accommodation. The fourth is a well-designed studio with shower room, together creating a successful and versatile holiday letting enterprise.

EXTERNALLY

Outside, a generous gravelled driveway provides ample parking for both the main house and chalets and leads to a substantial detached stone-built double garage with workshop.

The mature grounds are a particular highlight, with sweeping lawns interspersed by established trees and bordered by a gentle burn. Rising beyond, a picturesque lake occupies the hillside, commanding breathtaking views across the village and surrounding countryside. A separate paddock adjoining the southern boundary provides excellent grazing land and further enhances the property's appeal in all Burnside sits peacefully in circa 7.4 acres.

LOCATION

Nestled within the heart of the North Pennines Area of Outstanding Natural Beauty, Edmunbyers is a picturesque rural village surrounded by breathtaking countryside, open moorland and scenic walking routes. Offering a peaceful lifestyle while remaining accessible to nearby towns and amenities, the village is renowned for its strong sense of community and stunning natural surroundings.

Edmunbyers is situated close to the popular Derwent Reservoir, providing opportunities for sailing, fishing, cycling and wildlife watching. The nearby market towns of Consett, Hexham and Corbridge offer an excellent range of shops, restaurants, schools and leisure facilities, while larger centres including Newcastle upon Tyne and Durham are within comfortable commuting distance.

Combining the tranquillity of country living with convenient access to regional transport links, Edmunbyers is an ideal location for those seeking a charming rural setting without sacrificing connectivity.

SERVICES

The property benefits from mains electricity, a private water supply with a filtration system and drainage via a septic tank. The central heating and hot water can be provided by either the oil-fired boiler or the coal fired biomass boiler.







CHARGES

Durham County Council tax band F.

The four holiday lets are subject to business rates. Interested parties should make their own enquiries with the relevant local authority regarding the rates payable and any reliefs that may be available.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham.

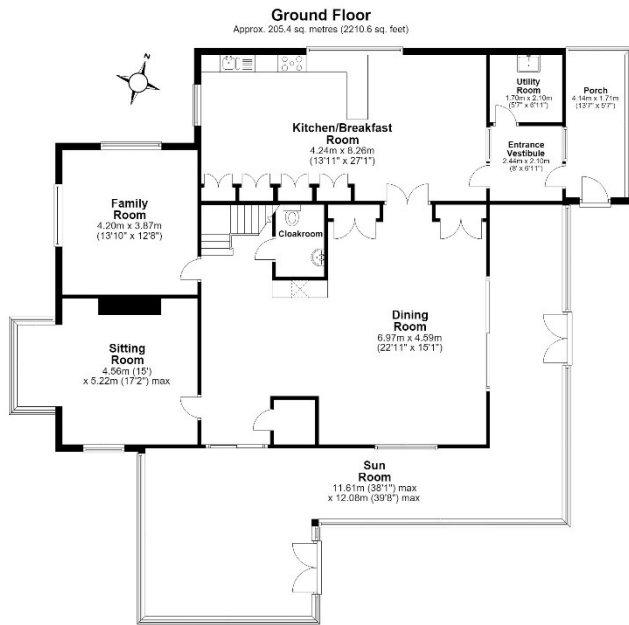
FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

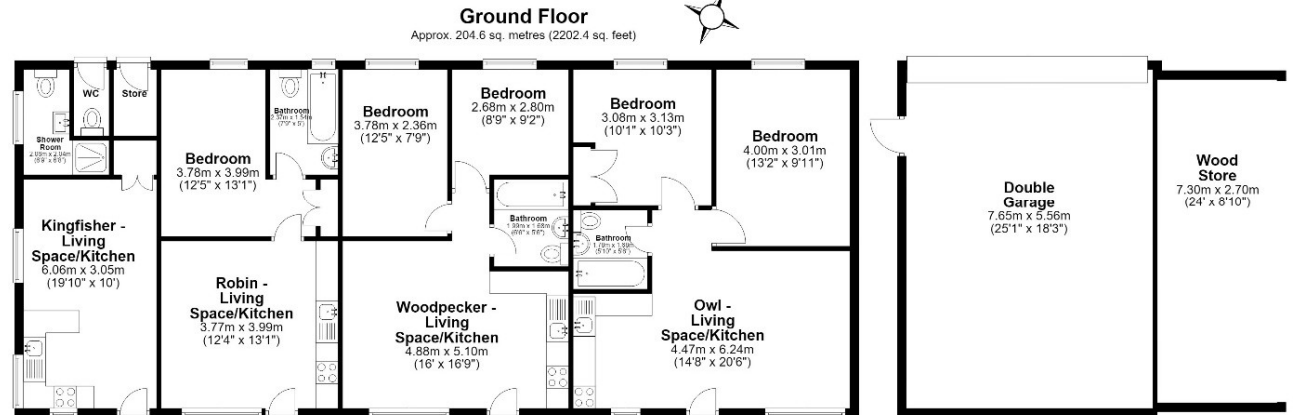








Total area: approx. 333.5 sq. metres (3589.7 sq. feet)
Burnside, Edmundbuyers



Total area: approx. 204.6 sq. metres (2202.4 sq. feet)
Holiday Cottages, Burnside, Edmundbuyers

www.youngsrps.com
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.