

BRUNTON

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BRUNTON MEWS, BRUNTON LANE, NE13

£325,000

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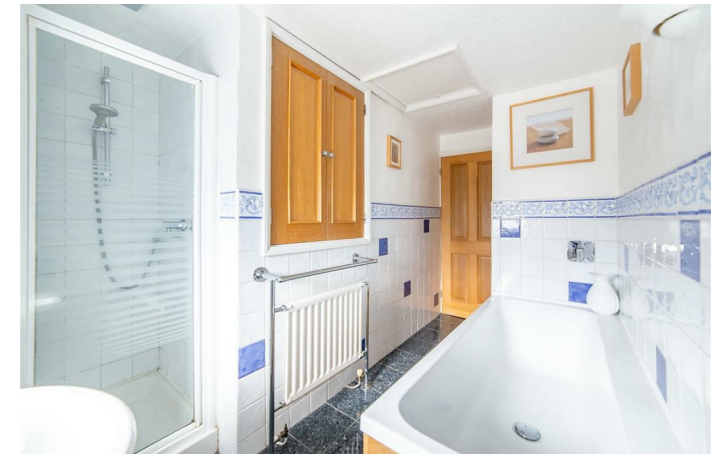


FANTASTIC LOCATION - CLOSE TO LOCAL AMENITIES - THREE BEDROOMS

Brunton Residential are delighted to offer this three bedroom cottage located on Brunton Mews near Great Park. The cottage itself dates back to 1830 when it was built as one of the two farm cottages for the old Brunton Farm. Whilst significantly modernised and extended over the years and now benefiting from all the amenities the Great Park has to offer, the property is one of 8 traditional stone-built houses in a private courtyard accessed from the quiet Brunton Lane.

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Accommodation briefly comprises; an entrance porch, with access to a downstairs WC, leads into a spacious and light filled lounge with a large window to the front of the property. The lounge also has beams stretching across the ceiling alongside picture rails on most walls adding to the cosy, cottage feel of the property. Within the lounge, you find the stairs leading up to the first floor, which enclose a handy, under stair cupboard. Through the door to the left of the lounge, there is a long reception room, most recently used as a dining room but could be easily utilised as a home office, children's playroom or cosy snug.

Through the lounge to the rear of the property, is a large, country style kitchen/diner with two windows allowing natural light to flood the space. The kitchen includes a Belfast sink, a range of wall and floor units paired with ample work surfaces and some integrated appliances. The kitchen is large enough to allow space for a dining area. Through a door from the kitchen, you can access the rear yard.

To the first floor, there are three generous double bedrooms, two of which provide fitted storage. The family bathroom provides a separate walk-in shower and a bath, as well as the WC and basin. There is a large, built-in storage cupboard just above a towel rail and radiator.

Externally, the property is located on a quiet, private courtyard with plenty room for off-street parking and the property does benefit from a single garage. To the rear of the property is a low maintenance, suntrap style yard which is fully paved with gated access to the rear and fenced and hedged boundaries.

This lovely cottage on Brunton Lane is in a great location, close to local transport links, amenities and the A1.



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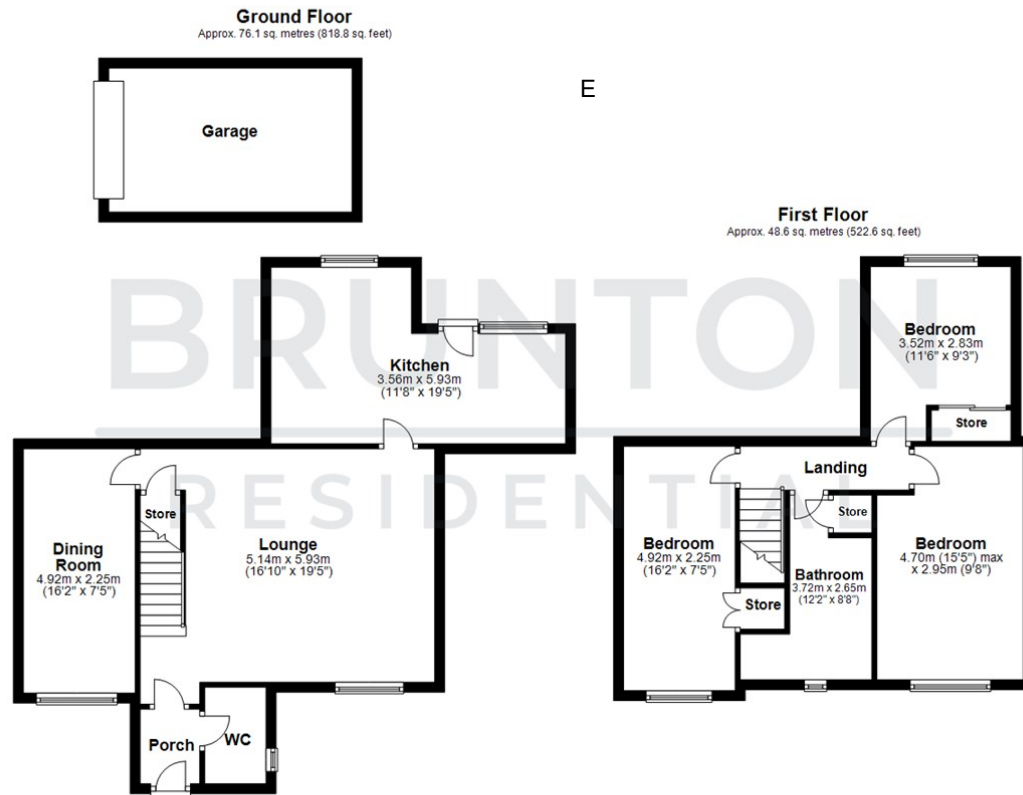
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

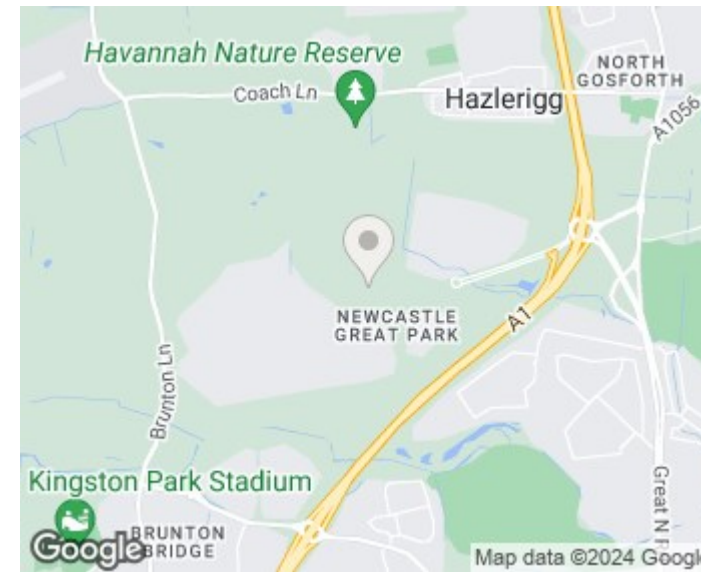
EPC RATING : E

SERVICES :



Total area: approx. 124.6 sq. metres (1341.4 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	70
(21-38) F	45
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	