

# BRUNTON

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## RESIDENTIAL



**SHIELD STREET, ALLENDALE, HEXHAM**

Offers In The Region Of £475,000

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### NO ONWARD CHAIN - FOUR BEDROOMS - DESIRABLE LOCATION

Brunton Residential is thrilled to present Cross Keys, a delightful stone-built four bedroom cottage with off-street parking for two cars located in the heart of the historic and sought-after village of Allendale. Cross Keys has previously been a tearooms, a cottage with a carpenters workshop and more lately a small bed and breakfast establishment. The cottage's flexible layout and dual front entrances/staircases means it lends itself to multigenerational living, holiday accommodation or even to be split into two cottages subject to planning. Cross keys has double glazing throughout, with oil central heating provided by a new boiler installed in 2022, it offers over 2400 sq feet of accommodation.

This charming property is perfectly situated within easy walking distance of the village's amenities. Cross Keys boasts a distinctive character and unique charm, making it an ideal choice for buyers seeking a one-of-a-kind home filled with individuality and appeal.

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The accommodation briefly comprises an entrance vestibule with glazing on two sides, leading to the lounge. The lounge, located at the front of the property, features parquet flooring throughout and a multi fuel stove set within an exposed stone recess with a stone hearth. A staircase rises to the first floor, and a cupboard beneath it opens into a small room currently used as a utility space.

Steps from the lounge lead to the kitchen and breakfast room, a spacious area with dual-aspect windows, underfloor heating, and a selection of base units providing space for dining. Integrated appliances include an AEG induction hob with an extractor and a Neff oven as well as a built in dishwasher. Off the kitchen is a useful rear porch, also with under floor heating and a large WC, offering additional storage. Beyond the kitchen is the dining room, which has a dual aspect to the front and rear and features stone-flagged flooring, offering a more formal space for dining.

Off the dining room, a second entrance and hall gives access to the other staircase leading to the first floor sitting room. This well-proportioned space benefits from glazing on three sides, providing uninterrupted stunning views over the Allen Valley and up to the Allendale Chimneys via its westerly aspect. This room also gives access to the master bedroom suite.

The property includes four double bedrooms. On the ground floor, off the second entrance hall, there is a bedroom with an en-suite shower room and characterful features such as stained glass, making it ideal for visitors or those with restricted mobility. The remaining three bedrooms are situated on the first floor. Two of these are served by the family bathroom, which includes a freestanding roll-top bath, a corner shower, a washbasin, and a WC. The master bedroom is generously sized, featuring a vaulted ceiling and a large en-suite with a roll-top bath, a walk in-shower washbasin, and WC. Both en-suites benefit from underfloor heating.

To the rear of the property is an enclosed garden with a mixture of trees, shrubs, climbing plants, and flowering borders, along with a small gravelled area for easy maintenance. A generously sized garden building with electricity, currently used as a gym and summer room, offers flexibility to be an office or studio. The rear garden also includes a shed with power and lighting, outdoor hot and cold taps (handy for dogs /bike washing) as well the Worcester Bosch Heatslave Combi boiler which can be controlled via the NEST app. Off-street parking for two cars is provided via a carport.



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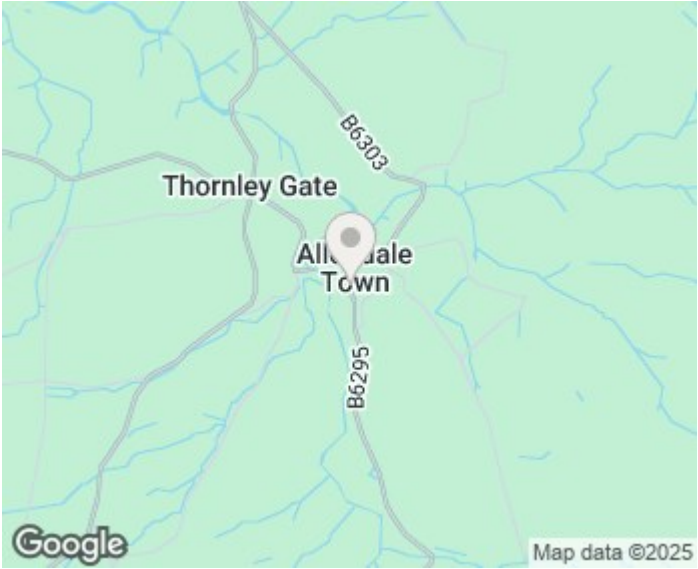
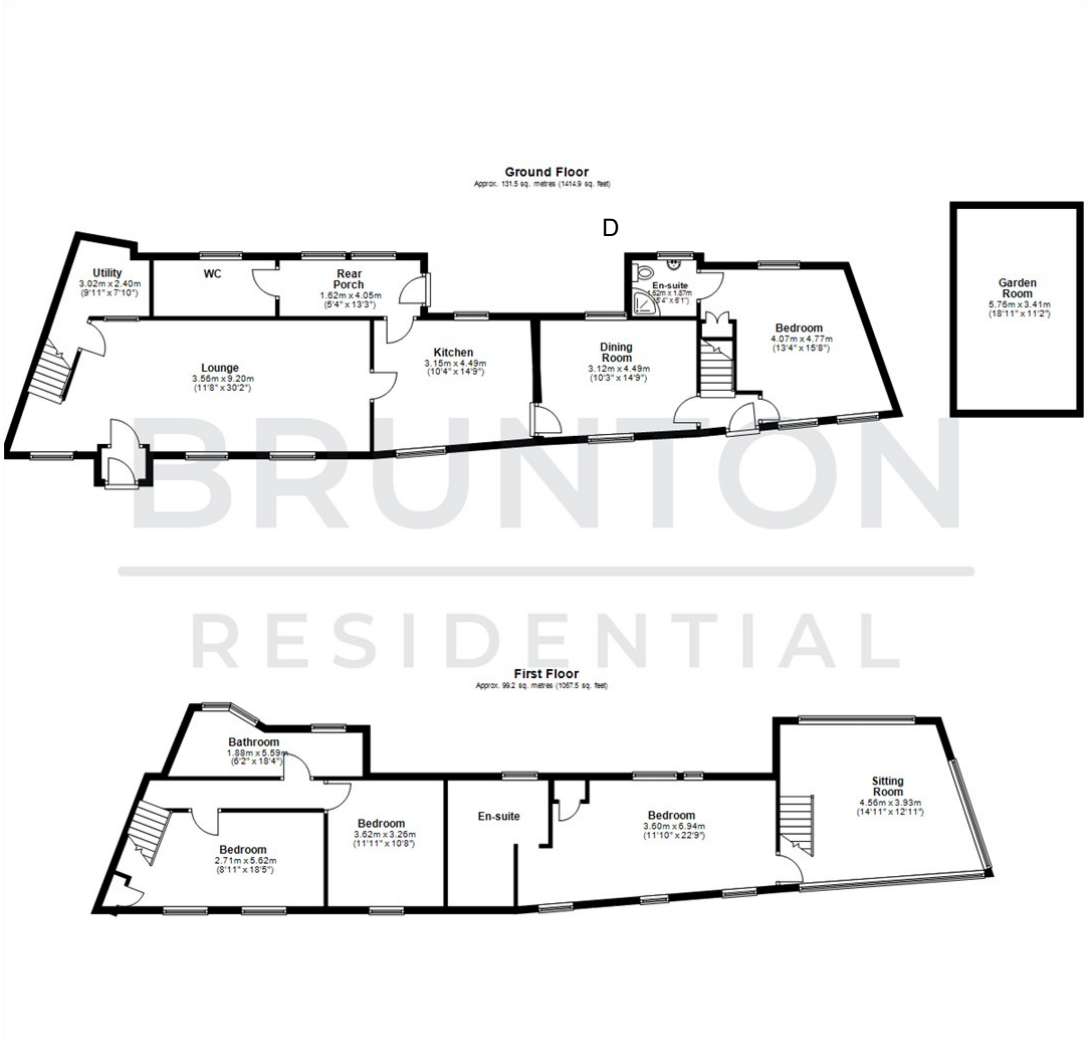
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : E



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---------------------------------------------|---------|-----------|------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                | Current | Potential |
| Very energy efficient - lower running costs |         |           |                                                |         |           |
| (92-plus) A                                 |         |           | (92-plus) A                                    |         |           |
| (81-91) B                                   |         |           | (81-91) B                                      |         |           |
| (69-80) C                                   |         |           | (69-80) C                                      |         |           |
| (55-68) D                                   |         |           | (55-68) D                                      |         |           |
| (39-54) E                                   |         |           | (39-54) E                                      |         |           |
| (21-38) F                                   |         |           | (21-38) F                                      |         |           |
| (1-20) G                                    |         |           | (1-20) G                                       |         |           |
| Not energy efficient - higher running costs |         |           |                                                |         |           |
| EU Directive 2002/91/EC                     |         |           |                                                |         |           |
| England & Wales                             |         |           |                                                |         |           |

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