

# BRUNTON

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## RESIDENTIAL



**WHALTON, MORPETH, NE61**  
Offers Over £650,000

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**FIVE BEDROOMS - THREE STOREY PERIOD HOME - VILLAGE LOCATION**

Brunton Residential are delighted to market this Spacious Five-Bedroom Victorian Detached House Prominent Position In A Sought After Village Location.

Whalton is ideally positioned for access to both nearby towns of Morpeth and Ponteland, both offering successful secondary age schooling, a great selection of shops and leisure facilities and bus/rail links for those looking to travel further afield.

The village itself offers local amenities including the award winning Pub, Highly Regarded Primary School with Pre-school Provision, Church and Village Hall.

With an active community and set within beautiful Northumberland Countryside, this property is an ideal family purchase.

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This impressive, period home is arranged over three floors and offers beautifully presented spacious rooms throughout, a good-sized driveway with garage and front and rear gardens.

The versatile accommodation on offer begins in an entrance porch then into a welcoming hallway where there is access to the principal rooms and a staircase to the upper floors. To the right is a large living room with dual aspect windows allowing natural light to fill the room, a wood burning stove and patio doors leading to the rear garden. The kitchen offers a range of high quality fitted wall, base and drawer units, a central island incorporating a breakfast bar, attractive granite worktops and a freestanding range style cooker. There is a further room open plan to the kitchen which the current owner uses as a formal dining area, again large in size with a lovely feature fireplace with stove and windows overlooking aspect. There is a useful utility area with WC and a conservatory overlooking the rear garden. On the first floor, there is a large double bedroom with en suite facilities, a further three well-proportioned bedrooms and a well appointed family bathroom including high-quality tiling, walk-in shower, bath, WC and hand basin. The second floor has a spacious landing area currently set up as a gym area, a master suite with walk in storage and another en suite shower room. Externally the property has a well established, private rear garden with patio areas, ideal for entertaining while the front garden has trees, climbing vines and the attached driveway leads to a garage providing ample off street parking.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : E

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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		

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC