BRUNTON

RESIDENTIAL

NO CHAIN | THREE BEDROOMS | COUNTRYSIDE LOCATION

Brunton Residential is thrilled to present this detached house situated in Otterburn, Newcastle upon Tyne. Walden is set in the desirable walled garden grounds of Otterburn Castle. This property offers huge potential but is in need of some modernisation.

This charming, detached property is ideally located within the historic and sought-after village of Otterburn, Northumberland. Otterburn, located on the edge of Northumberland National Park, offers a local shop, public house, primary school, and a range of hospitality venues, including Otterburn Castle and Country House, as well as Le Petit Chateau.

Upon entering, you are welcomed into an entrance vestibule that leads to a hallway. From here, a staircase ascends to the first-floor landing, and a door provides internal access to the garage. The hallway also leads to a convenient utility room, a WC, and a well-equipped kitchen, which boasts ample floor and wall units, wood worktops, and integrated appliances. Adjacent to the kitchen is a spacious dining room with a feature fireplace, and double doors open into a large lounge that enjoys front-facing views. Further double doors lead into a conservatory, which features wood-effect flooring and stone walls, along with additional double doors opening to the garden. Please note, the conservatory is in need of restoration.

On the first floor, the property offers three well-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. A family bathroom, serving the remaining double bedrooms, includes a bath with an overhead shower, washbasin, WC, and built-in storage.

Externally, the property offers a large driveway leading to the garage, providing off-street parking, as well as mature lawned gardens with hedged boundaries.
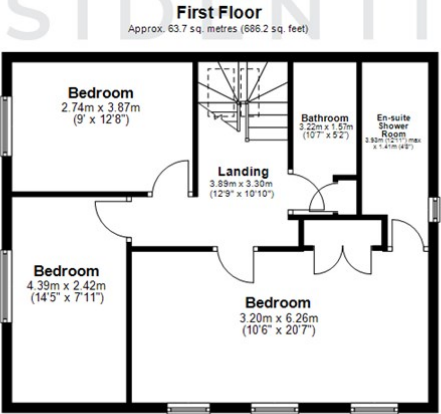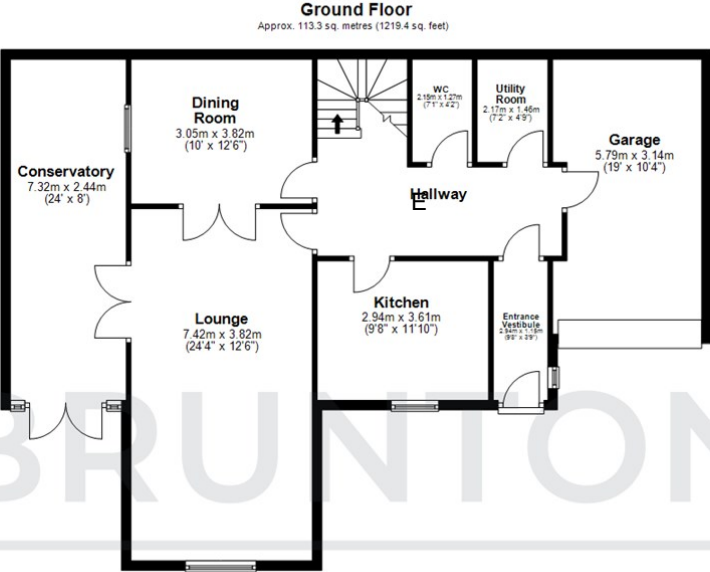
BRUNTON
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : E

EPC RATING :

Ground Floor
Approx. 113.3 sq. metres (1219.4 sq. feet)

Dining Room
3.05m x 3.82m
(10' x 12'6")

Conservatory
7.32m x 2.44m
(24' x 8')

WC
2.15m x 1.27m
(7'1" x 4'2")

Utility Room
2.17m x 1.46m
(7'2" x 4'9")

Garage
5.79m x 3.14m
(19' x 10'4")

Hallway

Lounge
7.42m x 3.82m
(24'4" x 12'6")

Kitchen
2.94m x 3.61m
(9'8" x 11'10")

Entrance Vestibule
2.84m x 1.13m
(9'6" x 3'9")

First Floor
Approx. 63.7 sq. metres (686.2 sq. feet)

Bedroom
2.74m x 3.87m
(9' x 12'8")

Bathroom
3.22m x 1.57m
(10'7" x 5'2")

En-suite Shower Room
2.93m (12'11") max x 1.41m (4'8")

Landing
3.89m x 3.30m
(12'9" x 10'10")

Bedroom
4.39m x 2.42m
(14'5" x 7'11")

Bedroom
3.20m x 6.26m
(10'6" x 20'7")

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

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	EU Directive 2002/91/EC		

Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales	EU Directive 2002/91/EC		