

# BRUNTON

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## RESIDENTIAL



**RIDING MILL, NE44**

**Offers Over £495,000**

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Brunton Residential is thrilled to present Millstones, a detached, stone-built family home. Ideally located in the centre of the village of Riding Mill, it enjoys a southerly aspect overlooking the tennis court and is surrounded by beautifully maintained and landscaped gardens. The property already offers spacious four-bedroom accommodation, with potential for further extension, subject to the relevant planning consents.

Millstones is ideally located in the centre of the village, behind the mill, with excellent access to local amenities including a first school, the Wellington public house, village hall, tennis courts, and railway station with café. The spacious house is surrounded by mature gardens with fruit trees and raised vegetable and fruit beds, and offers the following accommodation.

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### Services

The property is connected to mains water, electricity, gas, and drainage.

### Heating

Heating is provided by a gas central heating boiler located in the utility room. This serves a system of radiators and also provides hot water to a cylinder located in the airing cupboard.

### Tenure

Freehold.

### Glazing

The property is part double glazed.

### Location

From Hexham: Travel east on the A695 to Riding Mill. Turn right into the lane opposite The Wellington public house.

From Newcastle: Travel west on the A69 to the Styford roundabout. Take the first exit south onto the A68, and at the Broomhaugh roundabout, take the third exit onto the A695. Turn into the lane opposite The Wellington public house.

### Council Tax Band

The property is in Council Tax Band F.



# BRUNTON

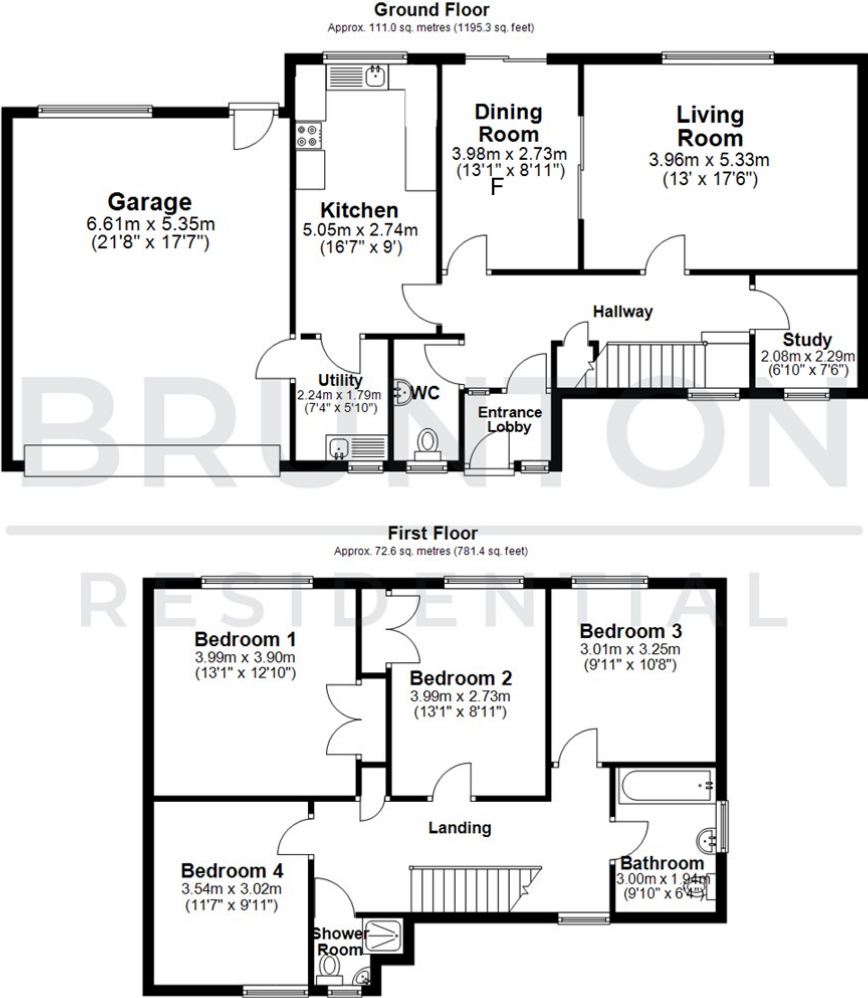
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : F

EPC RATING : D



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                                 |         | 85        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             |         | 63        |
| EU Directive 2002/91/EC                     |         |           |
| 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 |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |