

# BRUNTON

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## RESIDENTIAL



**FELL VIEW, HEXHAM, NE47**

**£295,000**



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Brunton Residential are delighted to bring to market this substantial, detached stone-built property located in the peaceful hamlet of Sparty Lea, a hidden gem nestled within the North Pennines Area of Outstanding Natural Beauty. Surrounded by stunning countryside and rolling hills, this beautifully refurbished home offers the perfect blend of rural tranquillity and modern comfort.

Families are well catered for, with nearby primary schools in Allendale and Whitfield, both within a short drive. The area also falls within the catchment for highly regarded secondary schools in Hexham, such as Queen Elizabeth High School, with school transport available for local pupils.

Although rural, Sparty Lea offers good road access to the surrounding area. The village is just a short drive from Allendale, where you'll find shops, a GP practice, cafés, and a post office. Hexham is around 30 minutes away and provides a wider range of amenities including supermarkets, rail links to Newcastle and Carlisle, and major services. Regular bus routes also serve the local area from Allendale and surrounding villages.



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The property is entered via a welcoming hallway with stairs rising to the first floor. To the left, a door opens into a generously sized reception room featuring charming exposed beams, an inglenook fireplace with exposed stonework, a wood-burning stove, and built-in storage. This room flows seamlessly into a second reception room, which also benefits from exposed beams, another inglenook fireplace with stove, a newly installed hearth, and a steps leading up to the kitchen.

At the heart of the home is a spacious kitchen/diner enjoying far-reaching views across the valley. The kitchen is relatively modern and well-equipped with ample worktop space, an integrated oven and four-ring hob, a stainless steel sink with mixer tap, and space for additional appliances. A useful walk-in pantry, which houses the boiler, sits just off the kitchen. The dining area provides a welcoming space for family meals or entertaining. An external door from the kitchen offers convenient access to the outside, ideal for enjoying the garden or stepping out with ease.

Upstairs, the accommodation comprises two generously proportioned double bedrooms and a well-appointed family bathroom, complete with a bath and overhead shower, WC, and pedestal washbasin.

Externally, the property occupies a generous plot with a large front garden, mainly laid to lawn and complemented by decking areas, perfect for outdoor relaxation. To the rear, there is a yard with a concrete pad suitable for a shed. An additional section, currently housing the septic tank, offers potential to be repurposed as an allotment-style garden or used for other purposes.

The entire property has been tastefully refurbished, with flooring and carpets throughout. Further features include an oil-fired central heating system, with the oil tank located in the rear yard, a private spring water supply, and septic tank drainage. This charming home blends period character with modern upgrades, all set within a peaceful rural location offering picturesque views.





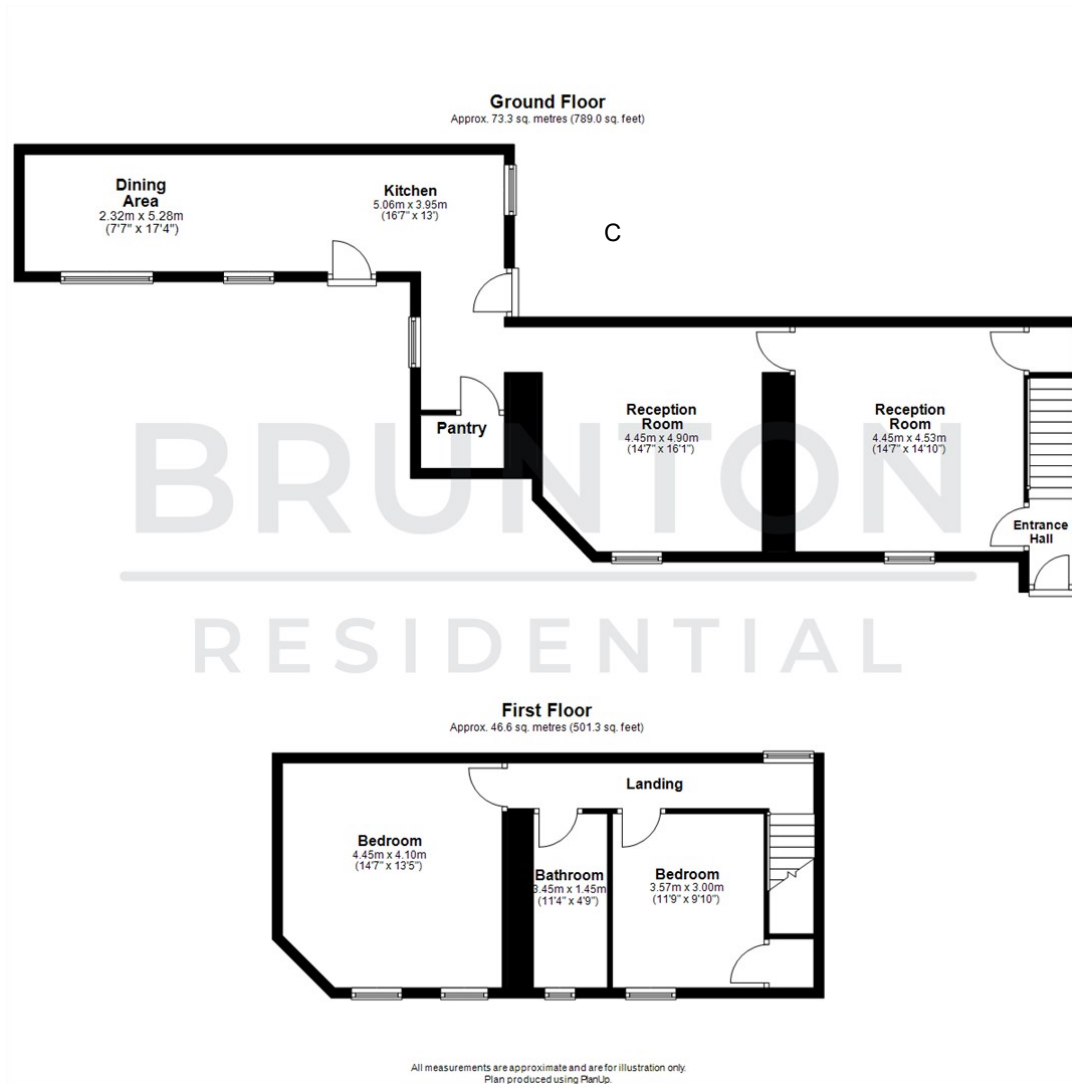
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : E



<b>Fuel Efficiency Rating</b>	Current	Potential	<b>Environmental Impact (CO<sub>2</sub>) Rating</b>	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	77	40	<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	