

# BRUNTON

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## RESIDENTIAL



**SLALEY, HEXHAM, NE47**

Offers Over £700,000

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Substantial Stone-Built Barn Conversion, Boasting Close to 4,000 Sq ft of Internal Living Space, Including a Great Open Plan Kitchen/Diner, Dining Room, Gin Gan with Five Good Sized Bedrooms, Family Bathroom plus En-Suite and Perfectly Situated within the Hamlet of West Woodfoot, which is a placed just to the north of the desirable village of Slaley, Northumberland.

This charming period family home offers a generous two-storey layout, blending original character with versatile living spaces. The ground floor accommodation features a superb open-plan kitchen/dining and family space, with a bright garden room/conservatory, a spacious reception room, a versatile study, and an impressive Gin Gan. The first floor hosts five well-proportioned bedrooms, including a generous principal bedroom with walk-in wardrobe and en-suite bathroom, alongside a well-appointed four-piece family bathroom.

Externally, the property benefits from a substantial front lawned garden and an enclosed, south-facing lawned rear garden, with a generous driveway providing ample off-street parking for multiple vehicles.

The property enjoys a peaceful and rural setting whilst remaining close to everyday conveniences. Local amenities within Slaley include a village shop, post office, and popular public house, with the nearby market town of Hexham just 10 minutes away, providing a wider range of shopping, schooling and leisure facilities. Excellent transport links via the A69 ensure easy access to Newcastle City Centre and throughout the wider region.

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The internal accommodation comprises: Lobby, which leads into a practical utility and boot room. From here, access opens into a superb open-plan kitchen, dining and family space, complete with granite worktops and an electric four-oven Aga. The kitchen area flows seamlessly into a bright garden room/conservatory, which enjoys views across the rear garden and comfortably accommodates a large dining table with French doors leading out onto the rear gardens.

From the lobby, there is also access to a versatile ground-floor study, with dual aspect windows to both the front and rear gardens; this space could equally serve as a ground-floor bedroom if required. The central hallway provides a door to the rear gardens as well as a return staircase leading to the first floor. This hallway then connects to a generous reception room, with windows overlooking the rear garden and a period fireplace. Currently used as a family/dining room, it is equally well-suited as a formal drawing room. Beyond this lies a further hallway leading through and into the impressive gin gan - which provides a striking reception space featuring original exposed roof trusses, a large inglenook fireplace and views out over the front gardens with doors to the garden.

Stairs from the central hallway then rise to the first-floor landing, which gives access to five double bedrooms. The principal suite, positioned at the far end of the property, features a walk-in wardrobe and an en suite bathroom. A re-fitted four-piece family bathroom serves the remaining bedrooms and is located at the opposite end of the landing.

Externally, Fernwood House enjoys a substantial lawned front garden with hedged and fenced boundaries, and fruit garden, whilst the rear gardens provides an enclosed south-facing lawned garden space with a pergola and well-stocked borders, again with several fruit trees, creating a private and attractive outdoor seating and entertaining space.

Priced to reflect some decorative modernisation, the property is fully double glazed with oil fired central heating, this extensive stone built family home provides versatile accommodation throughout and early viewings are deemed essential.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D



| 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 (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   |         |           |