

# BRUNTON

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## RESIDENTIAL



**WOOLEY BURN FOOT, ALLENDALE, HEXHAM**

**£325,000**

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Brunton Residential are delighted to present this beautifully converted two-bedroom terraced home in the heart of picturesque Allendale.

Originally part of a traditional farmhouse, this charming property has been tastefully transformed into a spacious and characterful home, seamlessly blending original period features with modern living.

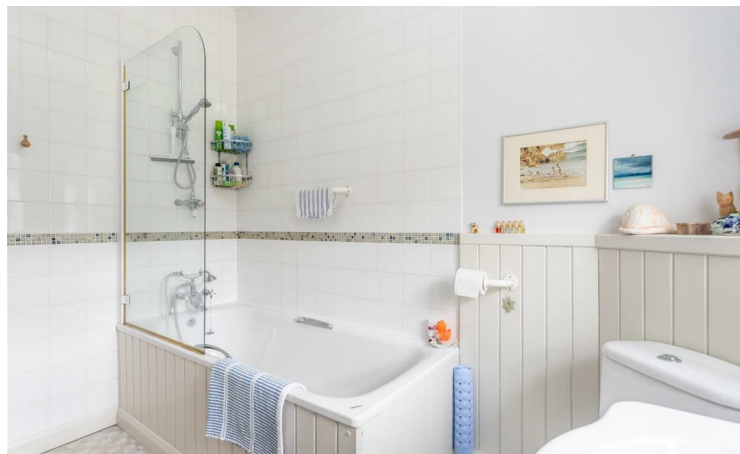
Set in the highly sought-after area of Wooley Burn Foot, the home enjoys a peaceful rural setting, surrounded by rolling hills and unspoiled countryside, with breathtaking views in every direction.

Internally, the property boasts a stunning garden room that flows effortlessly into a stylish and well-appointed kitchen-diner – ideal for everyday living and entertaining alike. A generous and inviting lounge offers a spacious retreat, while the home also benefits from two excellent double bedrooms and a contemporary family bathroom. Throughout the property, original features have been carefully preserved, adding warmth and character. Externally, the property offers a large garage, private parking, and a well-maintained garden.

Just a short walk away is the vibrant village of Allendale, known for its strong sense of community, welcoming pubs, local shops, and excellent primary schooling. The area also offers direct access to the stunning landscapes of the North Pennines Area of Outstanding Natural Beauty.

Further amenities can be found in the nearby market town of Hexham, while excellent transport links provide easy access to Carlisle, Newcastle, and beyond.

This is a rare opportunity to acquire a beautifully presented period home in one of Northumberland's most desirable rural locations.



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Wooley Burn Foot is a charming and well-maintained home located in a peaceful and desirable setting, offering a blend of character, practicality, and comfort. The property can be accessed from both the front and rear, with the current owners primarily using the rear entrance for everyday access.

Entering through double French doors at the rear, you are welcomed into a beautiful garden room. This bright and airy space features a vaulted ceiling with Velux roof windows, wraparound glazing, and elegant tiled flooring.

The tiled flooring continues seamlessly through to the large kitchen diner, which is fitted with a high-quality John Lewis kitchen. It includes an integrated double oven, hob, extractor fan, dishwasher, and fridge freezer, complemented by tiled splashbacks, granite countertops, and a stainless steel sink with mixer tap. The space also benefits from a handy storage cupboard, a shelved area, and plenty of room for a dining table and chairs.

From the kitchen, the layout flows naturally into the spacious lounge, which features a decorative fireplace with a tiled surround and wooden mantel, creating a warm focal point. This room provides access to the formal front entrance and the staircase leading to the first floor.

Upstairs, there are two well-proportioned double bedrooms. The master bedroom is particularly generous and includes a built-in storage cupboard cleverly designed with a pull-down table, ideal for hobbies or a home workspace. The second bedroom is also a comfortable double with its own built-in storage cupboard.

The bedrooms are served by a family bathroom featuring a pedestal sink, partially tiled walls, a bath with overhead shower, WC, and additional built-in storage cupboard. A further storage cupboard is located on the landing.

Outside, the front of the home offers a small, well-kept mature border to the front, while the rear garden is a standout feature generously lawned and perfect for outdoor living and gardening. A large garage with a vaulted ceiling provides space for a car and additional storage, with room to park another vehicle in front.

The property also benefits from solar panels and a recently replaced roof, improving energy efficiency and reducing long-term maintenance costs.



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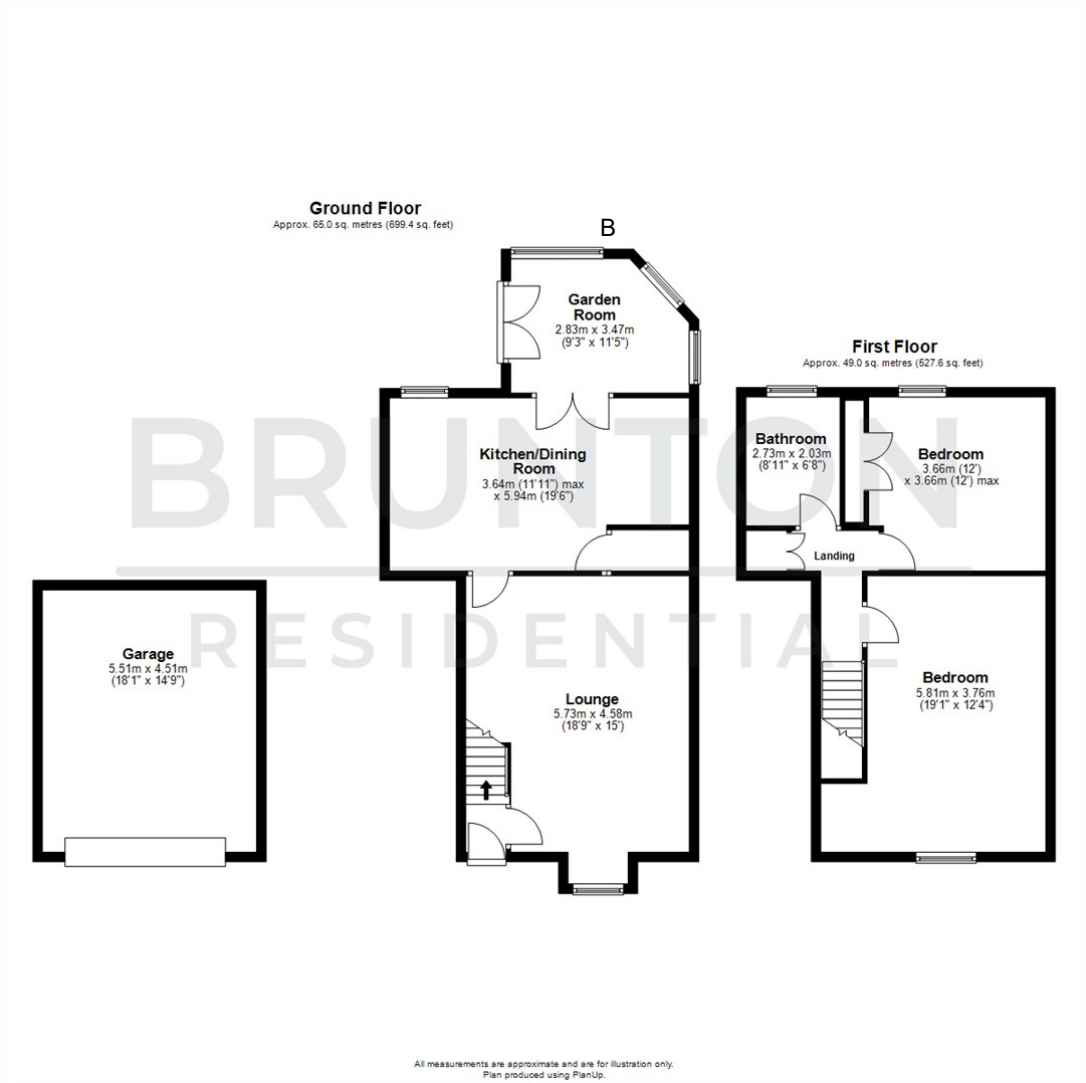
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING :



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