

**BRUNTON**  
RESIDENTIAL



**BELLINGHAM, HEXHAM, NE48**  
Offers In The Region Of £575,000

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# BRUNTON

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Beautifully presented stone-built five-bedroom detached home on Bellingham, Hexham

This impressive property offers spacious, character-rich accommodation set across two floors. The ground floor features a welcoming main lounge, a large garden room, and a farmhouse-style kitchen/diner. The first floor hosts four well-proportioned double bedrooms, one of which benefits from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms. A versatile annex with private entrance, living area, wet room and kitchen area offers excellent flexibility for multi-generational living or home working. Set on a generous plot of approximately one-third of an acre, the property further benefits from a gated driveway offering off-street parking for up to seven vehicles, a detached stone-built double garage, and a garden store.

Bellingham is a charming village that combines rural peace with convenience, local shops, popular schools and amenities are within reach, and the A69 allows easy commuting to Hexham and Newcastle city centre, making this home ideal for family and green-lifestyle buyers.

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The internal accommodation comprises: a spacious entrance hall with stairs leading up to the first-floor landing, under-stairs storage, and a convenient ground-floor WC. To the left lies the first of two generous reception rooms – a welcoming dual-aspect main lounge featuring a multi-fuel stove. Sliding doors lead out to the rear garden, while French doors open into the garden room, overlooking the rear garden which contains another features multi fuel log burner. To the right of the hallway is a spacious farmhouse-style kitchen and full-size dining area, fitted with high-quality wall and base cabinetry providing ample storage. Sliding doors from the kitchen/diner lead out to the rear garden. Through the kitchen is a utility room with ample wall and base units and a second useful sink.

Adjoining the main accommodation is a self-contained annex, complete with its own private entrance, living area, wet room, and a large first-floor bedroom or studio space with built in wardrobes. The annex also includes a dedicated kitchen area (or the utility mentioned above) where an oven or hob could easily be installed, together with space for utility appliances if required.

The first-floor landing gives access to four well-proportioned double bedrooms, the principal bedroom benefiting from an en-suite shower room, while a well-appointed family bathroom serves the remaining rooms.

Externally, a gated driveway offers ample parking for up to seven vehicles and leads to a detached, stone-built double garage. The beautifully landscaped gardens offer a private and tranquil outdoor retreat, with lawned areas, mature planting, a greenhouse, raised vegetable beds, a hot tub beneath a pergola, a hen pen, an outdoor kitchen, and a variety of secluded seating spots. The property also benefits from green energy features including solar panels, Tesla Powerwall battery storage, and two EV charging point.



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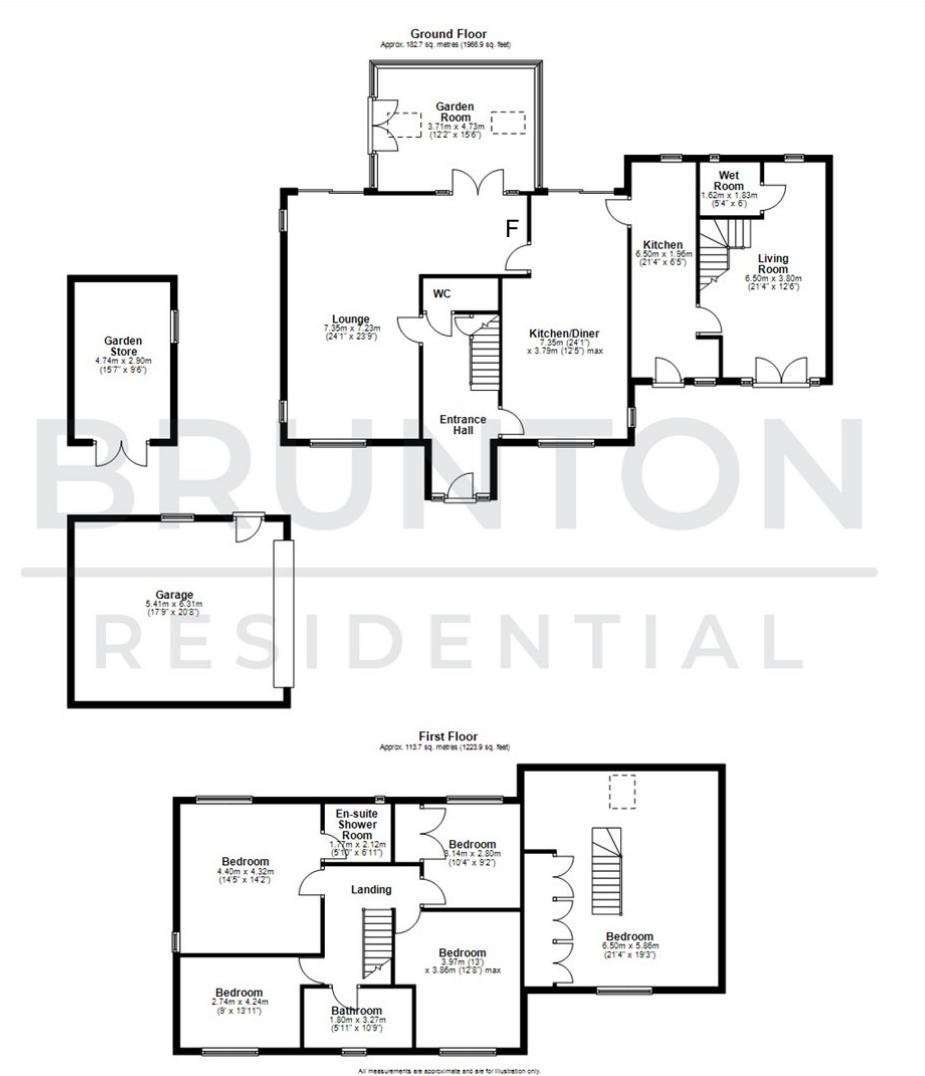
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : C



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		
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		