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CHAINLEY FORD COTTAGES, BARDON MILL, HEXHAM

Offers Over £450,000

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Brunton Residential is pleased to present this three double bedroom, two reception room property, set in attractive rural surroundings. The home combines countryside living with excellent access to Haltwhistle, Hexham, Carlisle, and Newcastle, offering a convenient location without compromising on space or comfort.

The property is close to Henshaw Primary School & Nursery, rated 'Excellent', with secondary schools in Haydon Bridge and Hexham within easy reach. Road connections are strong, with the A69 providing direct routes to both Newcastle and Carlisle. For rail travel, Bardon Mill and Haltwhistle train stations offer direct services to these cities.

Local amenities, including shops, pubs, and cafes, are available in Haltwhistle and Haydon Bridge, with larger retail options in Hexham. The location also provides excellent access to Northumberland National Park and Hadrian's Wall, making it ideal for exploring the surrounding area.

This property offers a combination of rural location and practical accessibility, suitable for families and professionals alike.

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This is an amazing property, accessed via a front door that opens into a spacious dining room featuring an inglenook fireplace and stairs leading to the first floor. To the right is an excellent lounge with another beautiful inglenook fireplace housing a wood-burning stove. This room enjoys dual-aspect windows and an attractive exposed stone wall.

The property boasts a superb kitchen–diner, fitted with a range of base and wall units and integrated appliances including an extractor fan. There is a stainless steel sink with mixer tap, dual-aspect windows, and ample space for a dining table and chairs. From here, a door leads to a useful utility room with counter space, appliance space, and a handy pantry cupboard. There is also a WC and an external door to the rear.

To the first floor are three double bedrooms. The master bedroom is a generous size, featuring its own en-suite shower room and a built-in storage cupboard. This lovely bright room benefits from dual-aspect windows. Bedroom two is also a comfortable double room, while bedroom three benefits from three built-in storage cupboards. Bedrooms two and three are served by a family bathroom comprising a bath with overhead shower, partially tiled walls, pedestal sink, WC, tiled flooring, and an additional storage cupboard.

Externally, the property sits on an excellent plot with a large garden and two additional outbuildings for storage. The grounds are mainly laid to lawn with patio areas and plenty of parking space. The property enjoys a beautiful setting beside a river, making it a truly lovely location.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland
County Council

COUNCIL TAX BAND : D

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	73
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		