

BRUNTON
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SANDY BANK, RIDING MILL

£900,000

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Silver Birches offers a rare opportunity to acquire a truly bespoke and modern detached residence, perfectly positioned within the highly desirable village of Riding Mill in the heart of the Tyne Valley. The property has been refurbished to an exceptional standard and is set within an impressive plot, offering both privacy and style in one of the region's most sought-after locations.

Nestled on the prestigious Sandy Bank, Silver Birches boasts a commanding position among Riding Mill's most substantial homes. Featuring an excellent kitchen/diner, utility room, two reception rooms, an office, and four generously sized double bedrooms, three of which have en suite bathrooms, this home offers both comfort and luxury.

Riding Mill is a charming village that provides excellent local amenities, including a public house, village hall, tennis club, first school, café, and a railway station with direct links to Newcastle and Carlisle. Just three miles away, the historic village of Corbridge offers additional shopping, dining, and social options, as well as medical facilities and a middle school. Hexham, located six miles to the west, is a thriving market town with a range of amenities, including excellent senior schooling, rail connections, and a Waitrose supermarket.

This exceptional family home in a highly desirable location has been thoughtfully designed to provide spacious living, finished to an outstanding standard, with recent upgrades that elevate the property even further. Significant improvements include a newly replaced roof and a modern central heating system, ensuring comfort and efficiency for years to come. Early viewing is essential to fully appreciate all that Silver Birches has to offer.

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Upon entering the property, you'll immediately notice the expansive layout, beginning with a welcoming porch that leads into a spacious hallway. The study or home office, located just off the hallway, provides an ideal space for those working from home. In addition, there are two generously proportioned reception rooms, one currently being used as a lounge featuring a wood-burning stove. The other reception room, with another stove and French doors leading directly into the garden, is currently used as a playroom, making it the perfect space for families.

The heart of the home is the stunning kitchen, which has been designed with both style and functionality in mind. It boasts a range of integrated appliances, including a double oven, gas hob, extractor fan, and a dishwasher. A central island provides additional workspace, while ample room for dining ensures that family meals can be enjoyed together. The large glazed sliding doors open onto the rear garden, offering an excellent indoor-outdoor flow and views over the beautiful outdoor space.

Upstairs, the property continues to impress with four double bedrooms, three of which have their own en-suite bathrooms, providing ultimate convenience and privacy. The family bathroom is particularly noteworthy, with a stunning freestanding bath and a walk-in shower, offering a luxurious space to unwind. The master bedroom also benefits from fitted wardrobes, providing ample storage space. The loft, which is part-boarded and accessible via a pull-down ladder, includes lighting and houses the Baxi condensing boiler.

Externally, the property is accessed via a recently installed composite entrance gate, which opens onto a private courtyard with parking space for multiple vehicles. To the rear, the garden is an impressive feature, with a newly laid patio area perfect for outdoor dining and entertaining. Beyond the patio, the large, well-maintained lawn is bordered by mature trees and shrubs. In addition to the garden, there are two practical garden sheds for storage, and a summer house that has been cleverly converted into a gym.

This property offers a truly enviable living experience, with no expense spared on the quality of finish. This family home must be viewed in person to fully appreciate the quality of craftsmanship, thoughtful design, and versatile living spaces on offer.



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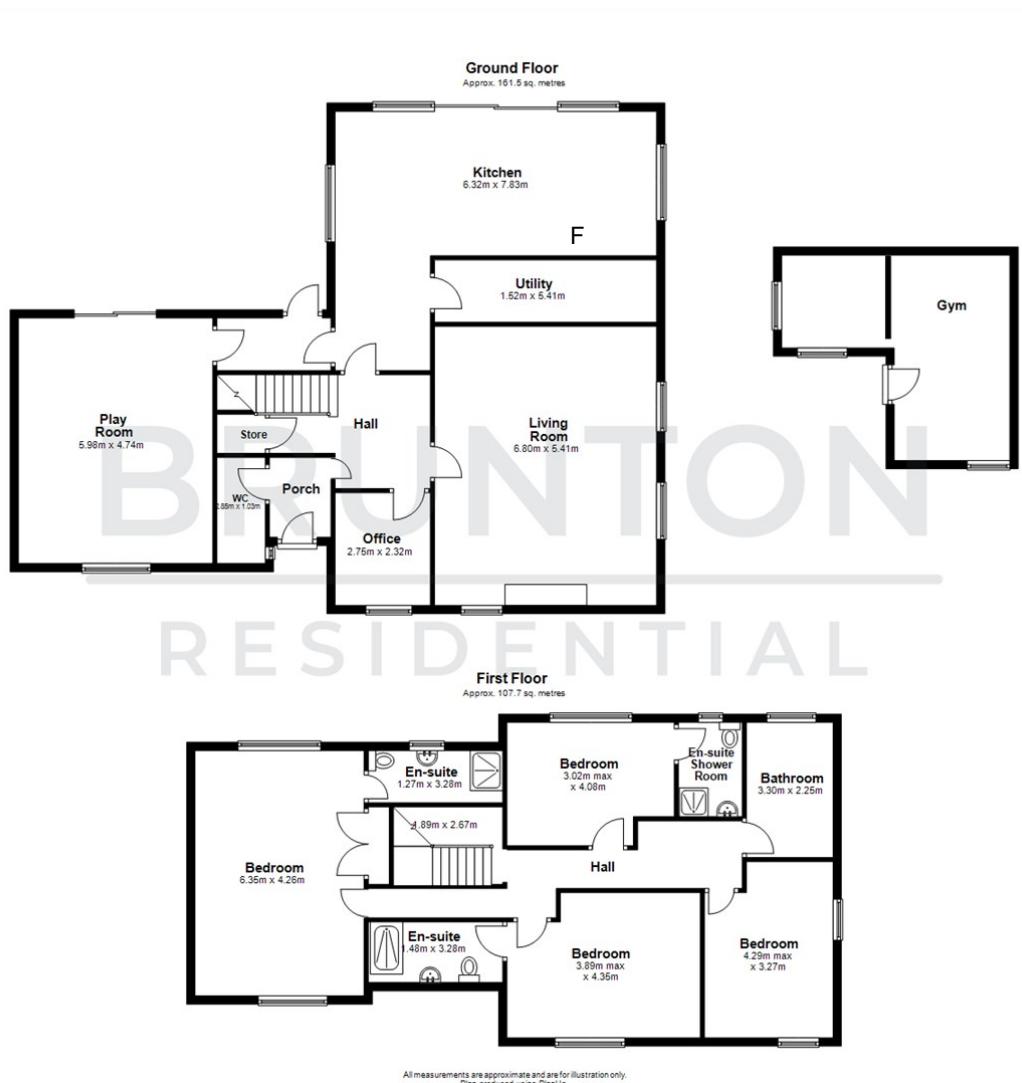
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	
(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 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		
England & Wales	EU Directive 2002/91/EC	