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EDENS LAWN, HALTWHISTLE, NE49

Offers Over £550,000

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An exceptional opportunity to acquire a spacious, stone-built, five-bedroom, five reception room detached home, steeped in character as a Grade II listed property, boasting nearly 4000sq ft in size. Nestled in a private setting in the heart of the popular town of Haltwhistle, this property is just a short stroll from the town's array of amenities. Set within a generous garden plot, the property enjoys open, uninterrupted views, offering both tranquility and a sense of space.

The property is situated in Haltwhistle, a well-connected Northumberland town offering a wide range of everyday amenities, including local shops, supermarkets, cafes, pubs, healthcare services, and well-regarded schools. The town centre is within easy reach, along with Haltwhistle railway station, providing regular services to Newcastle and Carlisle. Excellent road connections via the A69 allow straightforward travel to Hexham, Carlisle, and the wider Tyne Valley. Surrounded by beautiful countryside and close to Hadrian's Wall, the area also offers excellent walking routes and outdoor spaces, making it a popular choice for families, professionals, and those seeking a quieter pace of life with strong transport links.

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The internal accommodation is both welcoming and versatile, beginning with an inviting entrance hallway featuring tiled flooring, decorative wood panelling, and access to the principal ground floor rooms.

To the left, the living room is a bright reception space with dual-aspect bay-style windows and a feature fireplace, while to the right, the sitting room offers a generously proportioned area with large windows, a fireplace, and direct access to the sun room.

The sun room serves as a spacious additional living area, flooded with natural light from skylights and large windows, and providing direct access to the garden. From here, a staircase leads down to the basement, where cellar rooms offer practical storage solutions.

The dining room boasts a fireplace and a bespoke oak staircase ascending to the first floor. Adjacent, the breakfast room provides a versatile space flowing seamlessly into the fitted kitchen. The kitchen is equipped with wooden wall and base units, ample work surfaces, and integrated appliances including a gas hob, double oven, dishwasher, and space for additional white goods. Also on the ground floor are a family bathroom with a bath, WC, and wash basin, alongside a separate shower room with a modern shower enclosure.

On the first floor, the landing offers storage and access to five bedrooms. The main bedroom features a charming fireplace, accompanied by three further double bedrooms and a fifth single room, ideal for use as a bedroom or study. Completing the floor is a shower room with a shower enclosure, WC, wash basin, and built-in storage. Additional storage is available in the loft.

Externally, the property is accessed via a gate and enjoys wraparound gardens with lawned areas, a rose garden, shrubs, planted trees and composting sections, and a large tarmacked driveway. Outbuildings include a garage with attached workshop, along with separate utility and store rooms, providing practical additional storage and workspace.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING : D



Total area: approx. 381.1 sq. metres (4102.3 sq. feet)
All measurements are approximate and are for illustration only.
*Figures exclude airlock.



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	72

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	