

# BRUNTON

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## RESIDENTIAL



**TARSET, HEXHAM, NE48**

**£475,000**

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Charming Three-Bedroom Dormer Bungalow Positioned in the Tranquil Hamlet of Tarsset, Near Kielder Reservoir. Set Within Approximately Four Acres of Grounds, the Property Offers a Large Agricultural Shed, Stone built byre/stable, a Garden Room Extension, and a Unique Lifestyle Opportunity Surrounded by Nature.

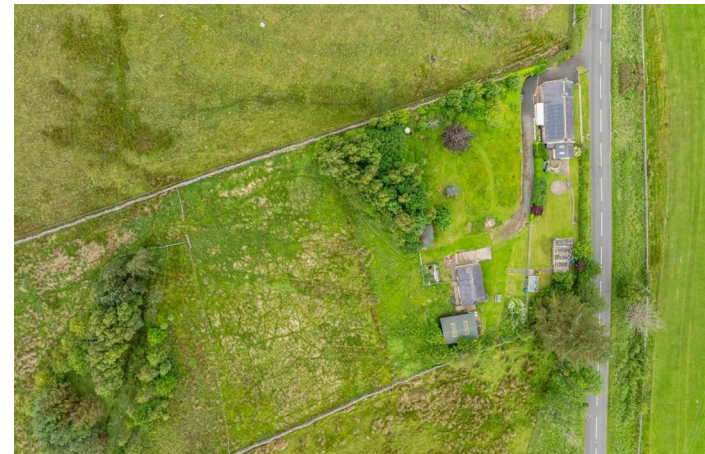
The accommodation includes three bedrooms across two floors, a well-equipped kitchen/diner with wood-burning stove, a spacious lounge, a family bathroom, and a vaulted garden room. Additional features include solar panels, private water source, an agricultural shed and a large stone built byre/stable and feed room with potential for conversion.

Located in the heart of Northumberland's National Park, the home enjoys close proximity to Kielder forest and reservoir, Sky Park, and Kielder Observatory. Local amenities can be found in nearby Bellingham. With extensive walking and cycling routes nearby, this property is ideal for a peaceful rural lifestyle with strong outdoor appeal.

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The internal accommodation briefly comprises: entrance into a welcoming hallway with access to the main living spaces. On the ground floor, there are two bedrooms: a spacious double and a generously sized single. The family bathroom is fitted with a bath and overhead shower. The formal lounge is a bright and inviting space, featuring dual-aspect windows and a wood-burning stove.

The kitchen-dining area is well-equipped and includes a second wood-burning stove. A standout addition is the garden room extension with under floor heating, which enjoys a vaulted ceiling and offers an excellent space for relaxing while enjoying views over the gardens. At the rear of the property, you'll find a spacious porch with external doors.

To the first floor, there is a reception room currently being used as a double bedroom. There is also access to a loft for further storage, which could offer potential for conversion into additional space or an en suite, subject to permissions.

Externally, the property is set within approximately four acres of land, offering a rare lifestyle opportunity in the Northumberland countryside. The front and side gardens are well-maintained, featuring raised beds and a greenhouse. Multiple outbuildings, including hen sheds and log stores, provide useful storage, alongside a generously sized agricultural shed. The large stone-built byre, formerly used as a stable and feed room, provides more storage and potential for redevelopment if planning permits. There is parking for multiple cars.



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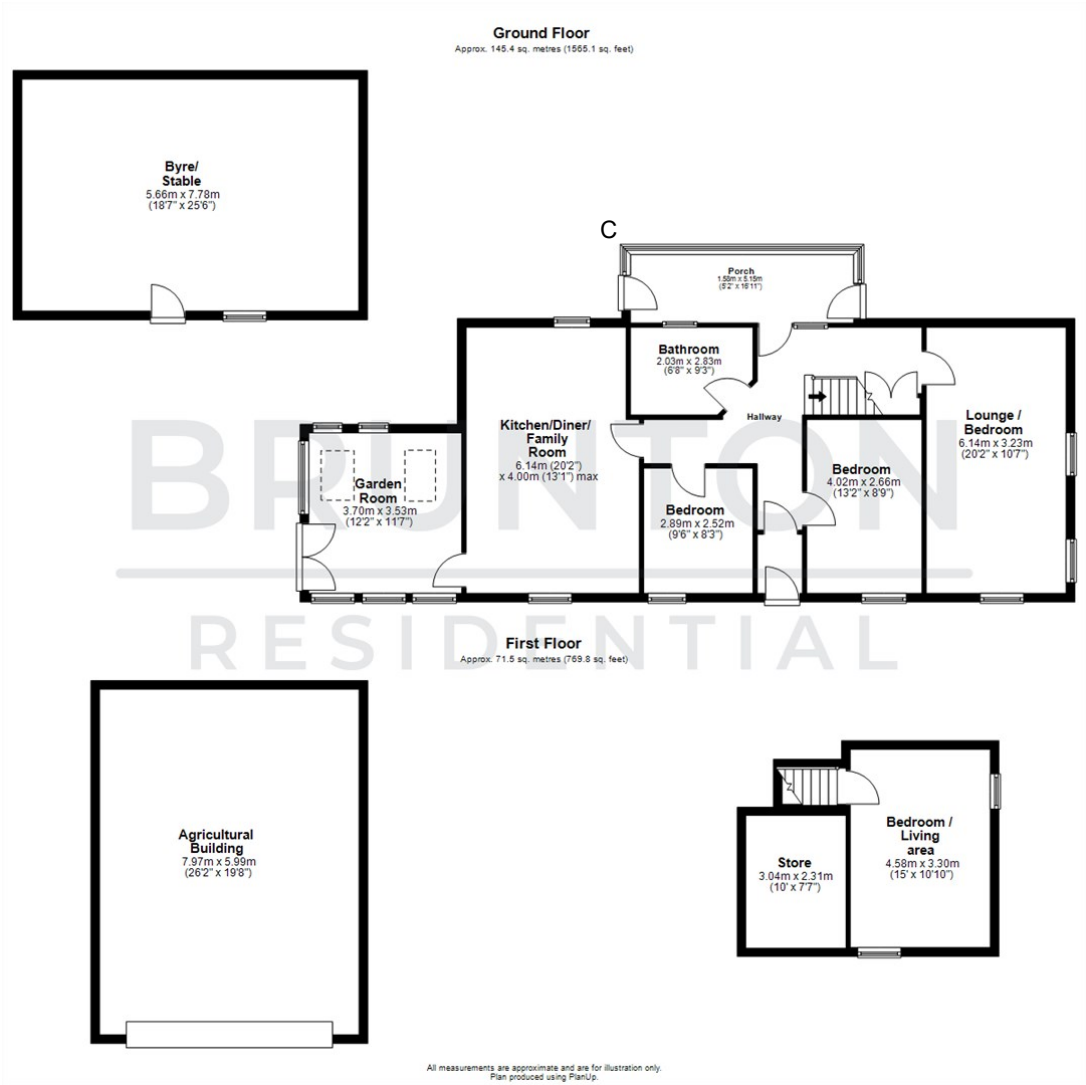
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		55
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		