

BRUNTON

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WEST VIEW, BELLINGHAM, NE48

£230,000

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Characterful stone-built three-bedroom double-fronted end-terrace home, positioned within the desirable village of Bellingham, featuring an open-plan dining kitchen, inglenook fireplace, utility room, and private garden with summer house.

The property offers a well-balanced layout throughout, including a dual-aspect lounge with fireplace and a spacious open-plan dining kitchen designed for modern living and entertaining. Further benefits include a utility room, en-suite to the main bedroom, and a blend of traditional character features with practical everyday accommodation. Externally, the property enjoys both shared and private outdoor spaces, including decking, patio seating areas, and a lawned garden with mature planting and summer house.

Bellingham is known for its friendly, close-knit community and stunning countryside surroundings. Situated on the edge of the Northumberland National Park, the village is perfect for lovers of the outdoors, with easy access to walking and cycling routes, a highly regarded golf course, and the region's renowned dark skies, making it ideal for stargazing enthusiasts.

Bellingham offers excellent local amenities, including a Co-op supermarket, pharmacy, post office, petrol station, and a selection of independent shops, such as a well-stocked country store. Healthcare needs are well-served by the Bellingham Practice, located in the village.

For families, education is well provided for with Bellingham Primary School and Bellingham Middle School & Sports College, both conveniently situated on Redesmouth Road.

Transport links make Bellingham easily accessible, with regular bus services to Hexham and Newcastle, ensuring connection to a wider range of shops, services, and transport hubs. The nearby market town of Hexham offers further amenities, including supermarkets, restaurants, leisure facilities, and a railway station connecting to the national rail network.

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The internal accommodation is accessed via an entrance hallway, which leads to a welcoming lounge positioned to the left. This bright and comfortable reception room benefits from dual-aspect windows, a fireplace, and a useful storage cupboard.

To the right, the property opens into an impressive open-plan dining kitchen, thoughtfully designed by the current owners to create a sociable and versatile living and entertaining space. The dining area is centred around a striking inglenook fireplace, while the kitchen is fitted with a range of wall and base units, integrated appliances, and a breakfast bar. A separate utility room provides additional storage and appliance space, and benefits from an external door giving access to the rear.

To the first floor, the landing provides access to three bedrooms, including a principal bedroom with built-in storage and an en-suite shower room. There is also a further double bedroom and a single bedroom, both of which benefit from storage. The remaining bedrooms are served by a family bathroom comprising a bath with shower over, low-level WC, and wash hand basin.

Externally, the property enjoys a shared rear patio area with decking. A side gate leads to a private lawned garden, which includes an additional patio seating area, summer house, established shrubs, and a lawn with a swing. On-street parking is available to the front of the property.



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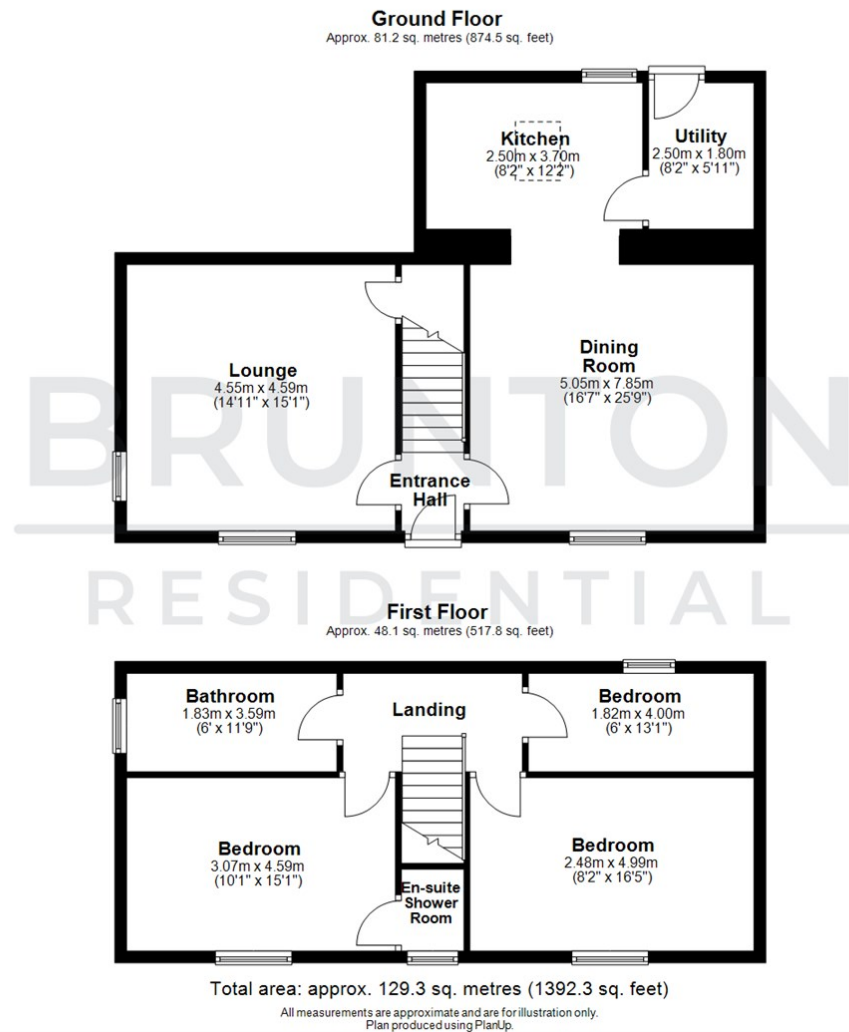
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(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	