

# BRUNTON

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## RESIDENTIAL



**DAWSON PLACE, ALLENDALE, HEXHAM, NE47**

**Offers Over £425,000**



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FOUR BEDROOMS | NO CHAIN | LISTED BUILDING

Brunton Residential are delighted to offer Dawson Place Hall, converted for residential use by the current owners, this exceptional Grade II Listed four-bedroom home offers spacious, flexible living filled with period charm and character. Finished to an impeccable standard, it seamlessly blends stylish, modern fittings with original features to create a warm and inviting family home. Perfectly positioned in the sought-after village of Allendale, the property enjoys easy access to a variety of local shops, reputable schools, and the breathtaking landscapes of the North Pennines Area of Outstanding Natural Beauty.



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The accommodation begins with a welcoming entrance lobby, featuring a large, handy storage cupboard. At the heart of the home is an impressive open-plan living room, showcasing exposed brickwork and a multi-fuel burning stove set within an inglenook fireplace. This space flows seamlessly into a generous breakfasting kitchen, which offers a range of contemporary base and wall units, a Belfast sink, an range everhot 110, dishwasher, fridge freezer and ample space for dining. The vaulted ceiling, with exposed wooden beams, adds character and height to the room, while an external door provides access to the outside.

Also on the ground floor is a practical utility room and a versatile additional room that could serve as a snug or fourth bedroom. A well-appointed bathroom features a standalone bath, walk-in shower, heated towel rail, pedestal sink, WC, and partially tiled walls.

Upstairs, the first floor hosts three well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while a stylish family shower room serves the remaining bedrooms. An additional storage cupboard completes the upper floor.

Externally, there is parking for one vehicle at the front of the property. To the rear, a stone-flagged patio terrace offers stunning views over a wooded dene.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : E

EPC RATING : C

