

# BRUNTON

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RESIDENTIAL



**CATTON, HEXHAM, NE47**

Offers Over £600,000

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Stone Built Period Property | Four Bedrooms | Self Contained Annex

A Beautiful Period Converted School Boasting Spectacular Rear Views with an Large Kitchen/Diner, Dining Room, Conservatory, Lovely Lounge with Wood Burning Stove, Four Bedrooms, Family Bathroom plus Shower Room, Delightful South Facing Gardens, Self Contained One Bedroom Annex, Outbuildings & Off Street Parking for Numerous Vehicles.

Originally built in 1879 as the local village school, this unique property has been lovingly and sympathetically renovated into a beautiful family home. It is perfectly situated in the highly sought-after village of Catton, just outside the picturesque village of Allendale. The property is ideally placed with easy access to a range of local shops, schools, and the stunning landscapes of the North Pennines Area of Outstanding Natural Beauty.

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Upon opening the original school door, accommodation comprises of a generous entrance boot room with separate WC to the right. To the left, you are welcomed into the once school hall, now repurposed as a stunning spacious living room with staircase leading to the first floor. This elegant room showcases large windows to three sides with far reaching countryside views, original beams, solid wooden flooring, and timber wall paneling. A beautiful stone surround frames the feature fireplace, which houses a multi-fuel stove. At the rear of the property, there is a large dining room with wooden flooring, open fire and second staircase with oriel window leading to the master suite. The dining room also accesses the conservatory with French double doors leading to the garden.

The generously sized dining kitchen is well-equipped with modern integrated appliances, including an oven, extractor fan, dishwasher, and fridge-freezer, along with a stainless steel sink and mixer tap. Adjacent to the kitchen, the utility room provides space for a washing machine and tumble dryer, along with additional pantry storage and counter space. Ascending to the first floor, the property offers four well-appointed bedrooms. The master bedroom features a Juliet balcony, a vaulted ceiling with a Velux window, and large built-in wardrobes. There is also en suite access to a Jack-and-Jill bathroom which includes a walk-in shower, bath, WC, twin sinks and tiled walls.

A corridor provides access to a second family bathroom with bath and overhead shower, pedestal sink and WC to service the remaining bedrooms. Generously sized, the further two double bedrooms and single bedroom are light and airy. The adjacent corridor also has loft hatch with ladder providing access to a fully boarded attic space running the length of the property, providing extensive storage space or scope for further renovation.

Externally, the property includes a charming one-bedroom annex complete with its own living room with wood burning stove, kitchen, bathroom and conservatory with garden and countryside views. This versatile space is ideal for guests and offers the potential for an Airbnb rental. The south-facing garden is enclosed by traditional stone boundaries and includes well-maintained lawns, mature trees, shrubs, plants, a composting area, and a patio area. A delightful pergola enhances the outdoor space. Additional stone outbuildings provide excellent storage or potential for further development. This gated property also offers ample parking, an electric vehicle charging point. This private, detached home is accessible to local village amenities and the beautiful Northumbrian countryside all from the doorstep.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : E

EPC RATING : F

