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DONKLEYWOOD, HEXHAM
Offers Over £275,000

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Brunton Residential are delighted to present this excellent three-bedroom semi-detached property, situated in the sought-after hamlet of Donkleywood.

Donkleywood is a small and peaceful settlement set within the scenic North Tyne Valley, surrounded by open countryside and celebrated for its dark skies and unspoilt natural beauty. The area lies within both the Northumberland National Park and the Northumberland International Dark Sky Park, offering an exceptional rural setting.

Everyday amenities are available in the nearby villages of Falstone, with further services found at Greenhaugh and Tasset. The market village of Bellingham provides a comprehensive range of facilities including shops, veterinary services, cafés, public houses, a hotel, doctors surgery, library, garage, and a golf course.

The area is well served for education, with a highly regarded first school in Greenhaugh, and nursery, first, and middle schools located in Bellingham. Secondary schooling is available in Hexham and Haydon Bridge, with a selection of private day schools accessible in Newcastle.

Excellent transport links are provided by the A68 and A69, offering convenient access east to Newcastle and west to Carlisle, with onward connections to the A1 and M6. Rail services are available from Hexham, providing regular links to both Newcastle and Carlisle.

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Glenside itself is accessed via a hallway that leads into a lovely sitting room with wood-burning stove and windows overlooking the surrounding countryside. A door from the rear of the lounge leads into an excellent open plan kitchen/dining space, which includes a refitted kitchen with integrated appliances and an inglenook fireplace with a second wood-burning stove. A further door from the kitchen leads into a separate dining room/utility room, which also offers access to a ground floor cloakroom and WC. A door from the rear of this space leads out onto the rear gardens.

The stairs then lead up to the first-floor landing and provide access to three bedrooms. The principal suite is generous in size, enjoys outstanding open-aspect views over the National Park, and includes a door into a walk-in wardrobe. Bedroom Two is also a comfortable double which is positioned to the front of the property and enjoys uninterrupted views over the surrounding greenery.

Bedroom three is positioned to the rear and is a smaller single room, offering a window overlooking the rear gardens. The first floor also provides access to a family bathroom with four-piece suite, and there is loft access from the landing leading to a substantial attic, which offers clear potential for further development, should it be required.

Externally, the property offers a substantial lawned garden, which is partly walled and and fenced, with additional stone-built outbuildings, again offering further potential for development



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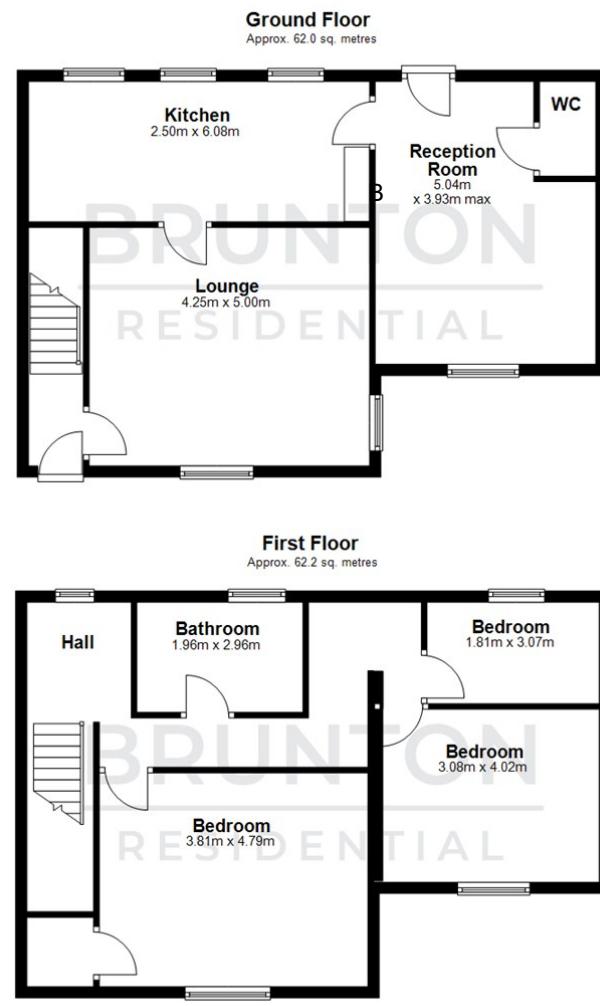
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		