

# BRUNTON

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## RESIDENTIAL



**ALLEN VIEW, CATTON, NE47**

**Offers Over £295,000**



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Beautiful Period end Terraced Home Boasting Spectacular Open Aspect Views with an Open Plan Kitchen/Diner, Lovely Lounge with Wood Burning Stove, Five Bedrooms, Family Bathroom plus Shower Room, Delightful South West Facing Front Gardens, Raised Rear Gardens & Off Street Parking for Two Vehicles.

This delightful, period end terraced family home, which was originally purchased by the current owners approximately 14 years ago and is perfectly located within the desirable village of Catton, which is set just outside of the beautiful village of Allendale, with its wonderful array of shops, local schooling and access to the North Pennines Area of Outstanding Natural Beauty.



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The property is accessed via a vestibule with original stained-glass windows. The vestibule then leads into the entrance hall with parquet flooring, under-stairs store and staircase leading to the first floor. To the left-hand side of the hallway is a beautiful lounge, with wood-burning stove and bespoke fitted bookshelves. The lounge enjoys a walk-in bay window with wonderful open aspect views out over the valley and over the front gardens.

To the rear of the ground floor is a lovely kitchen/diner, again with parquet, herringbone flooring, large multi-fuel stove, fitted cabinetry, with a recently fitted kitchen with stone, work-surfaces and electric range cooker. A door from the rear of the kitchen leads into a useful pantry and utility space. A further door leads out onto the rear courtyard and parking.

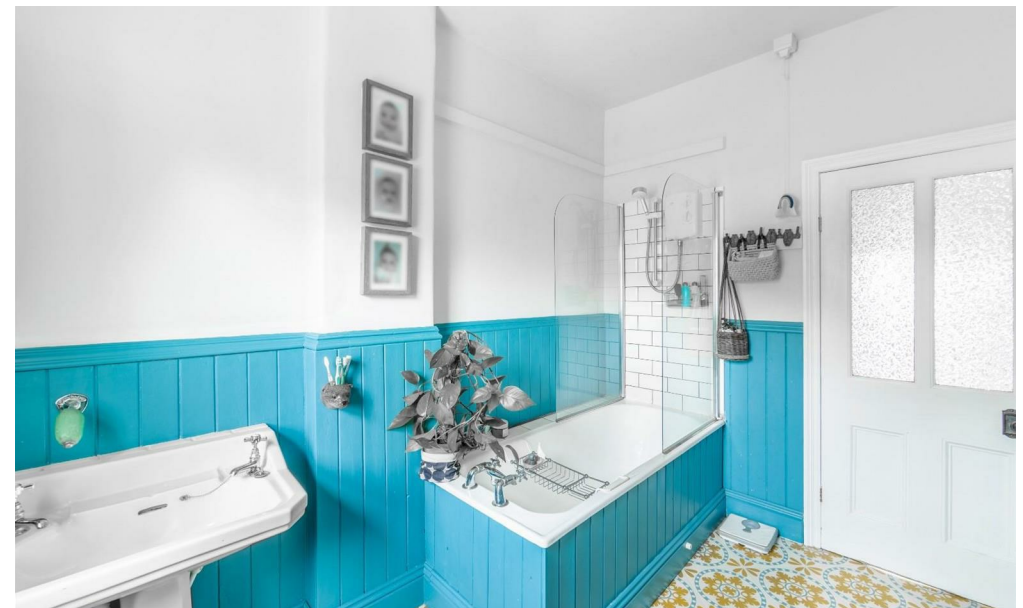
The stairs then lead up to the first-floor landing and give access to three bedrooms, of which two are comfortable doubles. Bedroom three is currently laid out as a home office and enjoys views. Bedroom one is a beautiful double room with fireplace and again with stunning, open aspect views.

The first floor offers access to a family bathroom with three-piece site, including a cast iron bath.

The stairs continue up to the first floor and lead to two further bedrooms, which are ideal for those with older children, and a shower room with WC.

Externally, the property offers two allocated off-street parking spaces, a timber bike store with a living roof, and a raised, tiered rear garden with covered storage/workshop space. The front garden is primarily lawned, featuring three fruit trees, a garden pond, and a decked seating area. Please note, the home is currently heated by solid fuel, as there is no oil or gas boiler installed.

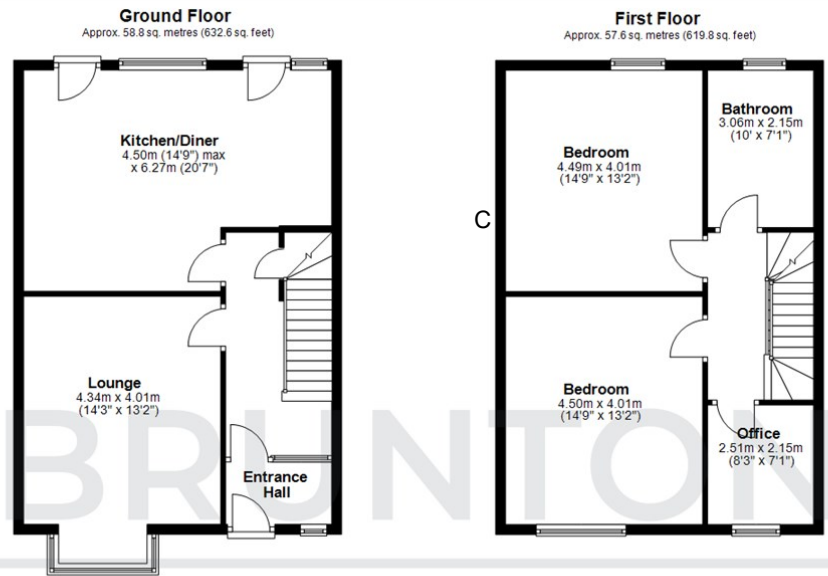
Well presented throughout, this great period home simply demands an early inspection and viewings are strongly advised.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : C

EPC RATING :

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 <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		
England & Wales		
EU Directive 2002/91/EC		