

# BRUNTON

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## RESIDENTIAL



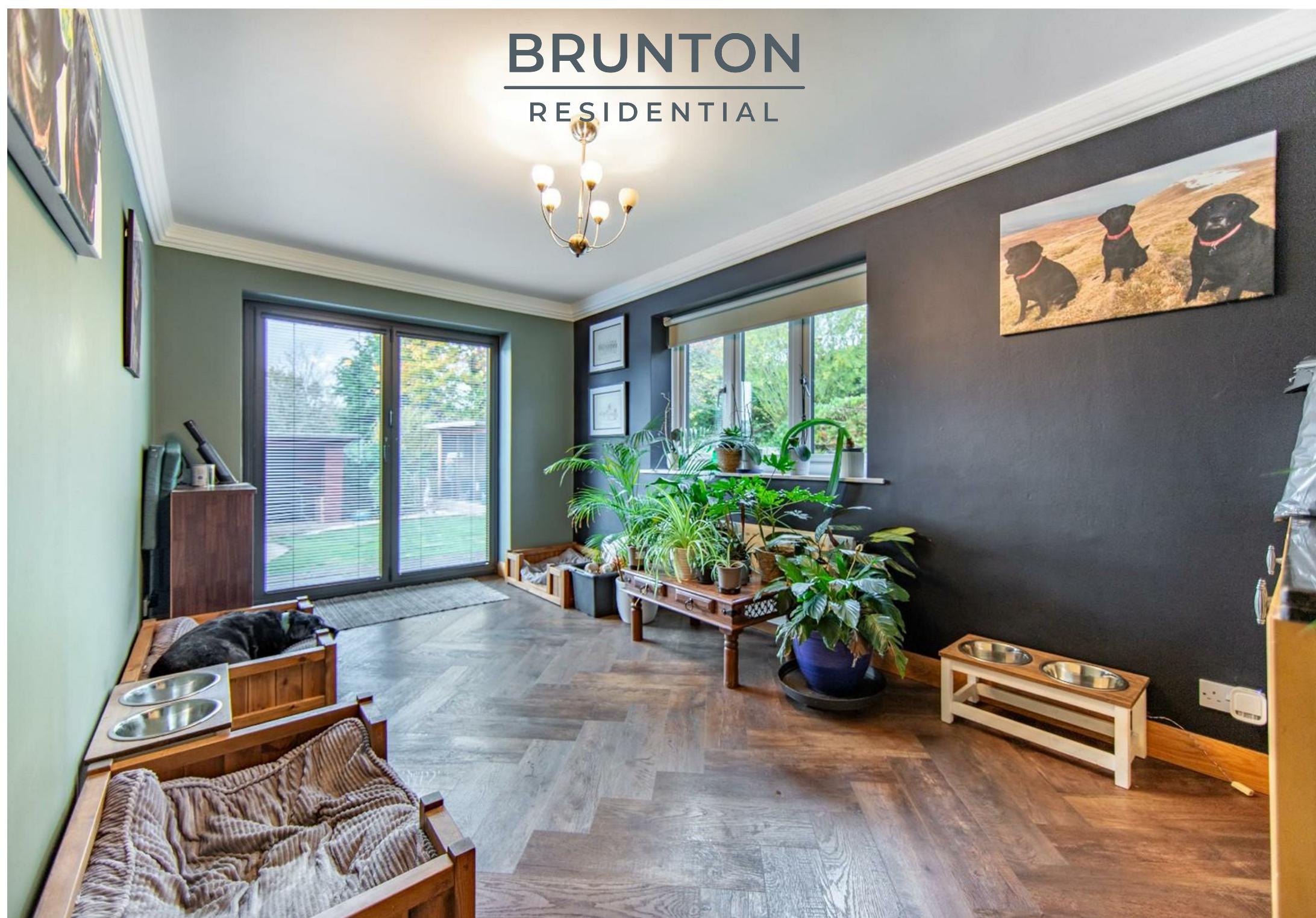
**FOURSTONES, HEXHAM, NE47**

Offers Over £745,000

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Stylish Stone Built Detached Family Home Boasting Superb Open Aspect Views, with Close to 3,500 Sq ft of Internal Living Space and Set over Three Floors with an Impressive Open Plan Living Space with Extended Garden Room, Dining Room plus Family Room/Snug, Home Office, Lower Ground Floor Entertaining Space with Fully Fitted Bar and Games Room, Four Great Bedrooms, Contemporary Re-Fitted Family Bathroom plus Two En-Suites, Large Multi Car Driveway plus Integral Garage, Landscaped Rear Gardens & Large Paved Terrace!

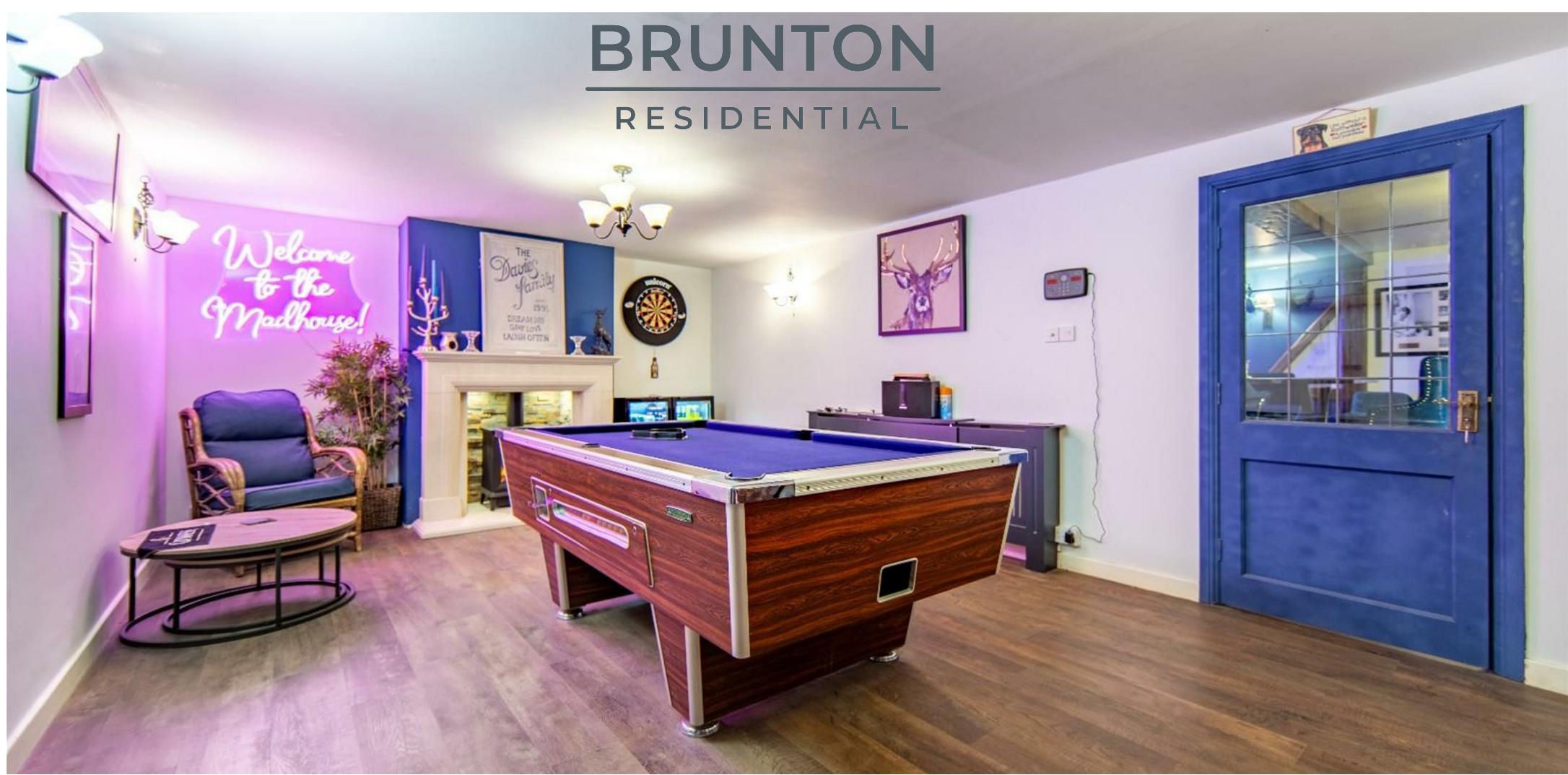
This excellent and extensive family home has been recently and sympathetically modernised by the current owners, where it now provides a substantial residence which is perfectly positioned within the desirable village of Fourstones, Hexham.

The property itself is placed just 4 miles to north west of the popular market town of Hexham, with its excellent array of shops, cafes, restaurants and amenities. Set with in a cul-de-sac location, the property enjoys outstanding open aspect views out over the surrounding hills and greenery and over the River South Tyne.

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The internal accommodation comprises: Lobby with double doors leading into the central reception hall which is open to the dining room. To the right of the hallway is an impressive living room with media wall and feature fireplace. The living room is open to the garden room, which enjoys wonderful views and bi-folding doors which open out onto the front sun terrace. To the rear of the living room a door gives access to useful home office/study with a window over-looking the rear gardens.

The central hallway then leads through to a ground floor guest cloakroom/WC with a further door leading into a third reception room. This space is extremely versatile and could easily be used as a ground floor bedroom for visiting relatives, and offers bi-folding doors which give access to the side patio and rear gardens.

The kitchen/breakfast room is also well presented and has been re-fitted with modern bespoke cabinetry with pantry cupboard, integrated appliances and central island with breakfast bar. The kitchen also enjoys a wonderful open aspect with a further door to the rear leading into the utility/boot room which offers a Belfast sink and a door leading to the side garden and terrace.

The stairs from the main hallway then lead down and into a wonderful entertaining space with a games/pool room with feature fireplace and a further door leading into a bar area, with a fully fitted bar and feature lighting and fireplace. A further door from the pool room leads into the integral garage and workshop area. The entirety of this floor could easily be utilised as an annex for visiting relatives or as a teenagers den.

The stairs then lead up to the first floor landing with reading area and gives access to four good sized bedrooms. The principal bedroom is a comfortable double with fitted wardrobes and access to a stylish, re-fitted en-suite bathroom with five piece suite. Bedroom two is also a good size and again provides fitted wardrobes with access to a re-fitted shower room with WC. Bedroom three is placed to the front and is a large double bedroom with bedroom four being a smaller double with two fitted store cupboards. The family shower room has also been re-fitted to a high standard with three piece suite.

Externally, the property enjoys an elevated position providing space for a large, stone paved entertaining terrace with glass balustrades and views to the south and over the River South Tyne. The rear gardens are laid mostly to lawn with a range of well stocked borders, pond with water feature and two timber stores/dog kennels.

Well presented throughout, this excellent and extensive modern family home simply demands an early inspection and viewings are strongly advised.

### Agents Note

\*\*This property is placed overlooking the Tyne Valley Railway line which runs intermittently throughout the day\*\*



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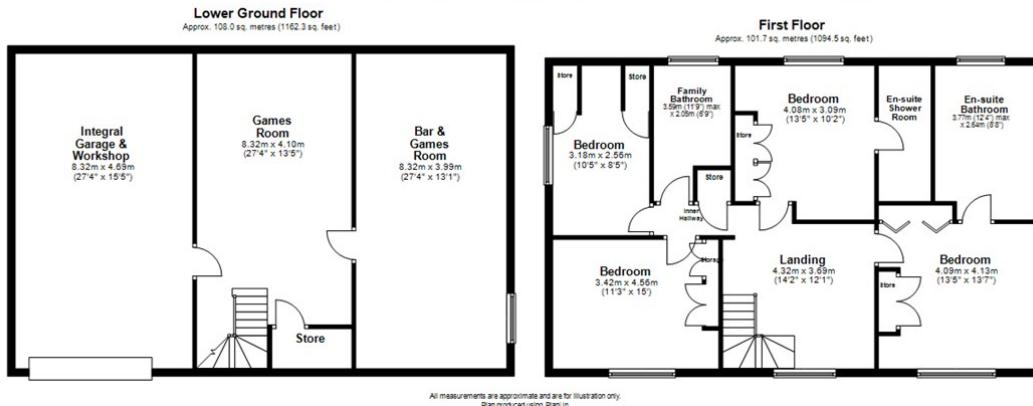
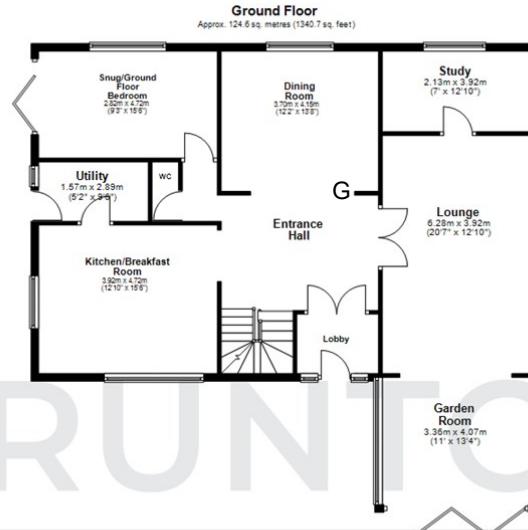
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland County Council

COUNCIL TAX BAND : G

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	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC