

BRUNTON

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HORSLEY, NEWCASTLE UPON TYNE

Offers Over £600,000

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A modern dining room with a wooden staircase on the left, a wooden dining table with red and blue chairs, and a large window. The room features light-colored walls, a white door, and a wooden floor. A large abstract painting is on the wall, and a white pendant light hangs from the ceiling. The text 'BRUNTON RESIDENTIAL' is overlaid at the top.



An exceptional five-bedroom detached stone-built home set within a generous plot in the highly sought-after village of Horsley, Northumberland, offering far-reaching views across the Tyne Valley. This stunning period property combines traditional character with versatile living space and benefits from a substantial plot featuring multiple garages and outbuildings, making it ideal for family living or those seeking additional accommodation and workspace.

Horsley is part of the Ponteland school catchment area, meaning local families benefit from free transport to Ponteland schools, provided by the County Council. For those seeking private education, Mowden Hall Preparatory School, located just outside Corbridge. Additionally, Newcastle is home to several reputable private day schools for further educational choices.

The property offers a peaceful rural setting while remaining well connected. Local amenities include a popular village pub, café and scenic walking routes, with nearby villages offering further everyday facilities. The A69 provides excellent access to Newcastle, Hexham and surrounding towns, while rail services are available from nearby Wylam and Prudhoe stations. Its combination of outlook, space and connectivity makes this an ideal home for families and those seeking a countryside lifestyle within easy reach of major transport links.

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An impressive entrance hallway features a striking stone feature wall, Velux windows and solid wood flooring, leading to a practical Utility/Boot Room with plumbing for a washing machine, oil-fired central heating boiler, shelving and a hanging area for coats. A WC with wash hand basin is set within a feature storage unit, complemented by skylights and a useful storage cupboard.

The spacious lounge is centred around a stone inglenook fireplace with stove and flows seamlessly into a fabulous dining room, boasting attractive stone feature walls, French doors to the garden room and under-stairs storage. The garden room is an impressive reception space with a vaulted ceiling, Velux windows and doors opening onto a paved seating area. Additional accommodation includes a useful storage room. There is an excellent fitted kitchen, complete with a range cooker, worktops with two inset sink units, integrated appliances including a dishwasher and wine fridge, space for a fridge freezer and a stable door to the rear.

The first floor leads to a large landing, beautifully presented, newly refurbished family bathroom featuring a roll-top bath, separate shower enclosure, WC and wash hand basin, complemented by a heated towel rail, extractor fan and a rear-facing window. This level offers four well-proportioned bedrooms, including a generous double bedroom with fitted wardrobes and a front-facing window enjoying impressive Tyne Valley views, along with a further spacious bedroom also benefiting from front-facing views. An additional bedroom is positioned to the rear, while a versatile further room—ideal for use as a home office or dressing room, features exposed beams, a front-facing window and restricted head height.

The second floor is dedicated to an exceptional master bedroom, accessed via a staircase and offering an impressive sense of space and character. The bedroom features Velux windows, exposed beams, spotlights, eaves storage and a walk-in wardrobe. Complementing the bedroom is a beautifully finished en-suite, comprising a sunken bath, separate shower enclosure, wash hand basin, partially tiled walls, exposed beams and a Velux window.

The property is accessed via a driveway with double gates providing additional parking and leads to beautifully maintained gardens featuring a paved entertaining area, two substantial lawned sections, mature planted borders, a summer house, two sheds, a potting shed and a detached stone outbuilding.

Further enhancing the versatility of the property is a fantastic lodge offering accommodation, complete with a fitted kitchen with work surfaces, sink unit, oven and hob, space for a fridge, Velux windows, bottled gas central heating boiler, eaves storage, a stable door to the rear and a separate WC with wash hand basin.

Additionally, the property benefits from two useful garages/workshops, both equipped with light and power, one being exceptionally well-proportioned and the other offering direct access to the garden.



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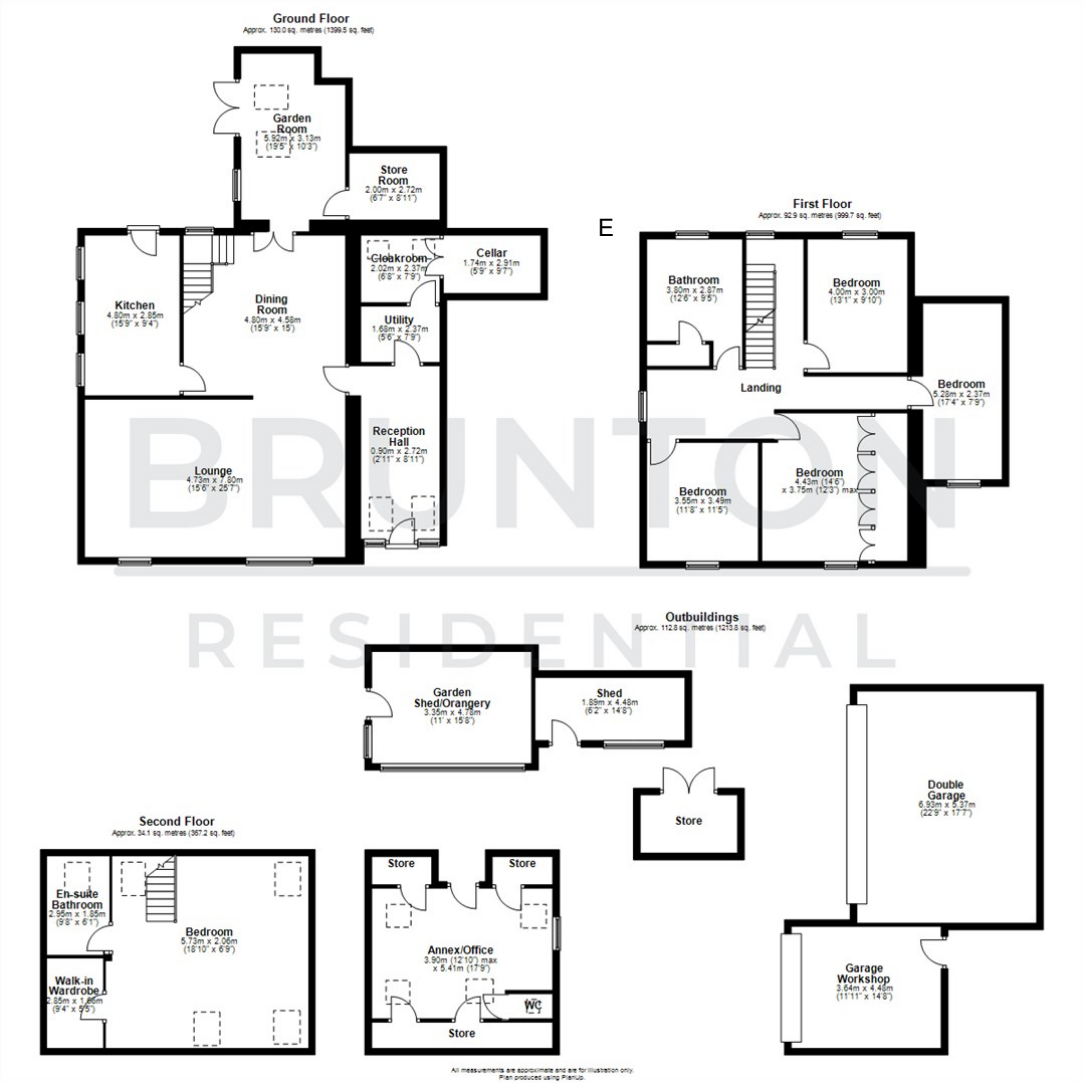
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING :



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		