

# BRUNTON

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## RESIDENTIAL



**FELL COTTAGES, SLALEY, NE47**

Offers Over £250,000



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### SOUGHT AFTER LOCATION - TWO BEDROOMS - LARGE GARDEN

Brunton Residential are delighted to offer to the market this beautifully presented two-bedroom, semi-detached home, ideally situated in the sought-after rural village of Slaley. This great location is known for its welcoming community and variety of amenities, including a school, a community shop, a local pub, and the renowned Slaley Hall Hotel. Even more extensive facilities are available in the nearby market town of Hexham.



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Upon entering the property, the door opens into a spacious lounge to the left, featuring a fireplace, shelving, and a generous built-in cupboard under the stairs. Toward the rear, there is a large kitchen-diner equipped with ample floor and ceiling cabinetry, along with a door leading to a new porch.

Upstairs, there are two well-sized double bedrooms, each with feature fireplaces. One of the bedrooms enjoys south-facing views and includes two convenient storage cupboards. Additionally, there is a well-appointed family bathroom. The property also benefits from new windows throughout.

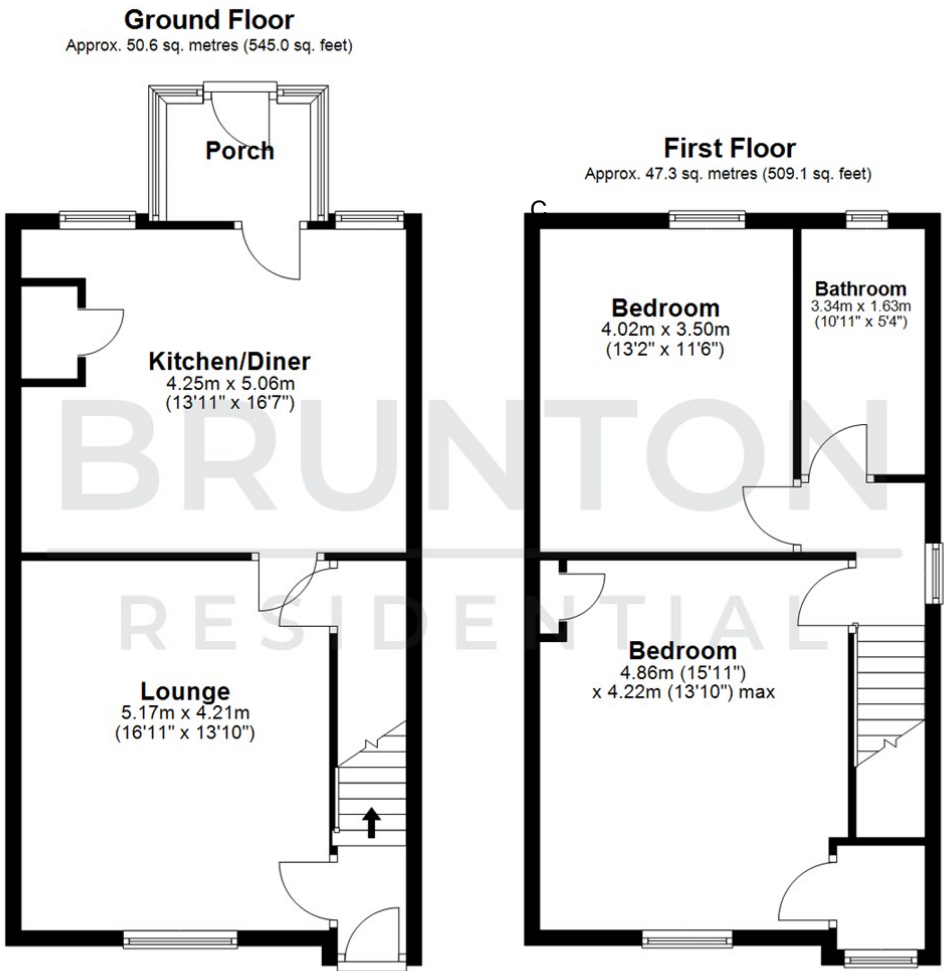
Externally, the property boasts a large, south east-facing garden with paved areas, lawns, and flower borders, as well as a greenhouse and a north west facing garden with village views including a small storage building. A side garden offers ample space for potential extensions. There is also plenty of parking space along the side of the property.





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Total area: approx. 97.9 sq. metres (1054.2 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

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		