

**BRUNTON**  
RESIDENTIAL



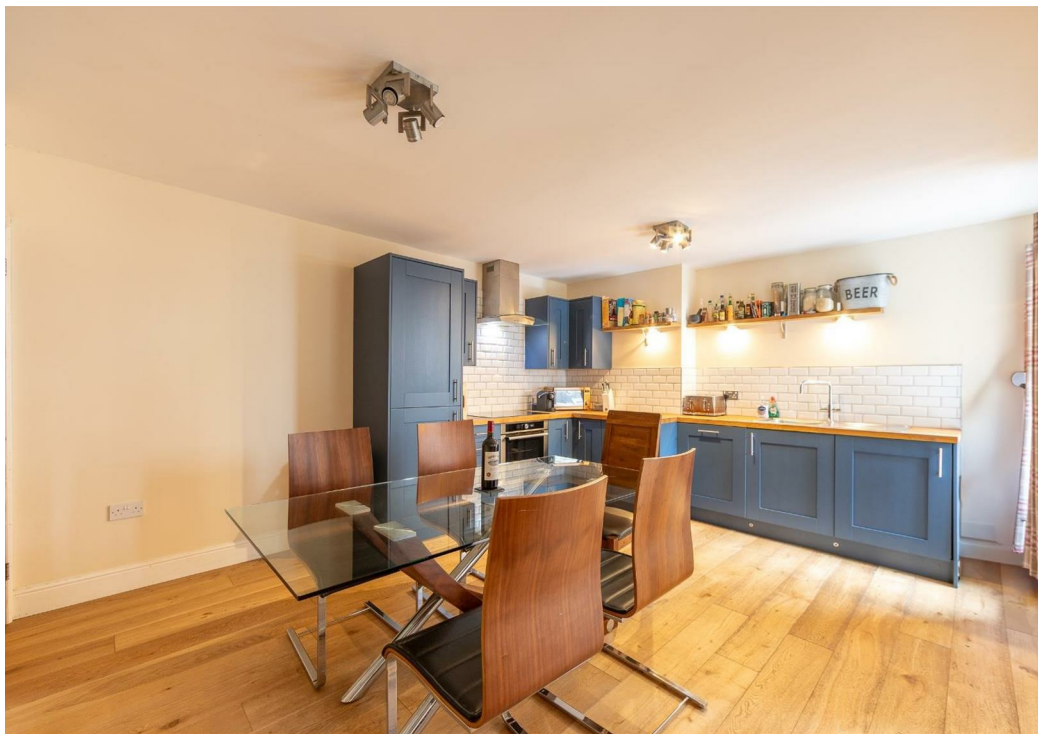
**THE STABLES, ALLENDALE, HEXHAM, NE47**  
Offers In The Region Of £325,000

# BRUNTON

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## RESIDENTIAL





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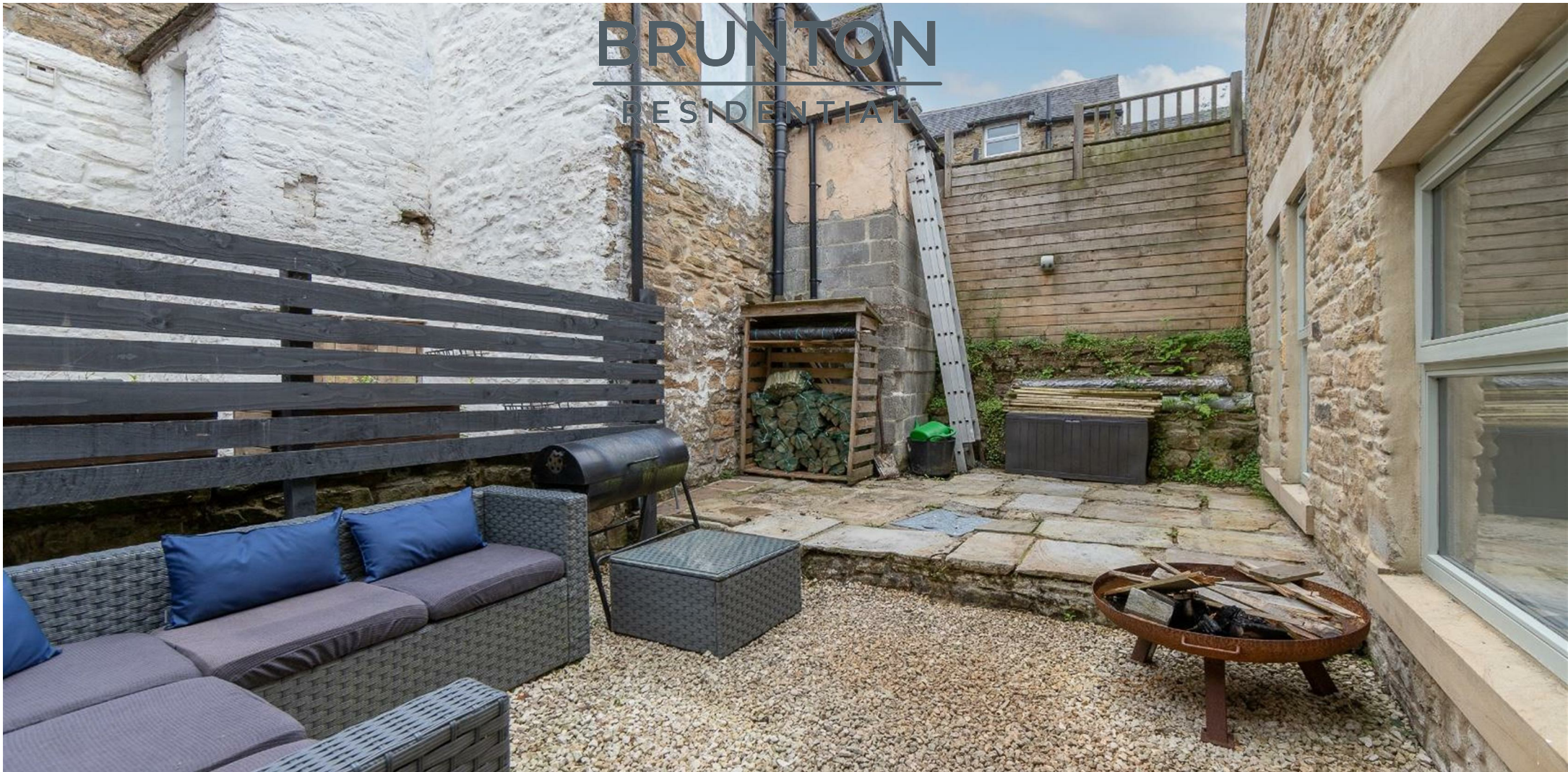
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Exceptional Listed & Stone-Built Semi-Detached Residence Boasting an Abundance of Period Charm and Character, with an Excellent Open-Plan Kitchen/Lounge, Four Double Bedrooms, Re-Fitted Family Bathroom plus En-Suite, a Courtyard Front Garden & No Onward Chain

Brunton Residential are thrilled to present The Stables. This property has been fully refurbished and modernised throughout, offering a thoughtful layout over two floors. The ground floor comprises a beautifully appointed kitchen/dining room, a generous lounge, and a further reception room/ground-floor bedroom. The first floor hosts three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, while the remaining two bedrooms are served by a family bathroom. The property further benefits from a well-maintained courtyard seating area.

The desirable village of Allendale offers a wonderful array of local shops, public houses, excellent schooling, and access to the North Pennines Area of Outstanding Natural Beauty. The nearby market town of Hexham provides further amenities, while excellent transport links ensure convenient connections to key destinations such as Carlisle and Newcastle.

The Stables offer exceptional privacy, tucked away from the main street and hidden behind the old public house and surrounding homes. Access is via an archway off the main road, as shown in the photo

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The internal accommodation comprises: an entrance porch, which opens into a spacious and beautifully appointed kitchen. The kitchen features integrated appliances, including a fridge, freezer, washing machine, dishwasher, oven, and hob. It is finished with engineered oak flooring, and there is a handy storage cupboard under the stairs.

The kitchen flows through to the lounge, which also enjoys engineered oak flooring. This generous living space is bright and welcoming, with windows overlooking the front aspect. Both the lounge and kitchen benefit from app-controlled underfloor heating. To the rear of the lounge is an additional room, currently used as a gym, which could also serve as a home office, further reception room, or even a ground-floor bedroom.

Upstairs, there are three generously sized double bedrooms. The principal bedroom, generous in size, benefits from app-controlled underfloor heating and a modern en-suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom with a bath.

Externally, the property offers a neatly maintained courtyard seating area with gravelled and patio sections, along with trellis screening that provides a pleasant sense of privacy.

Immaculately presented throughout, this exceptional listed home simply demands early inspection, and viewings are highly recommended.



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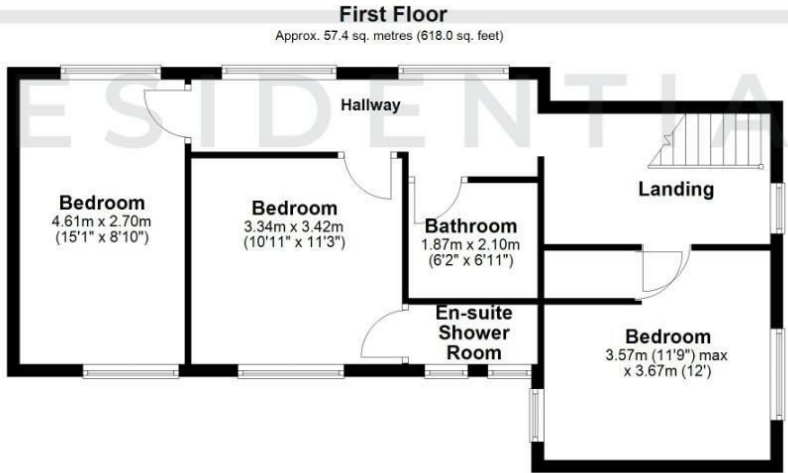
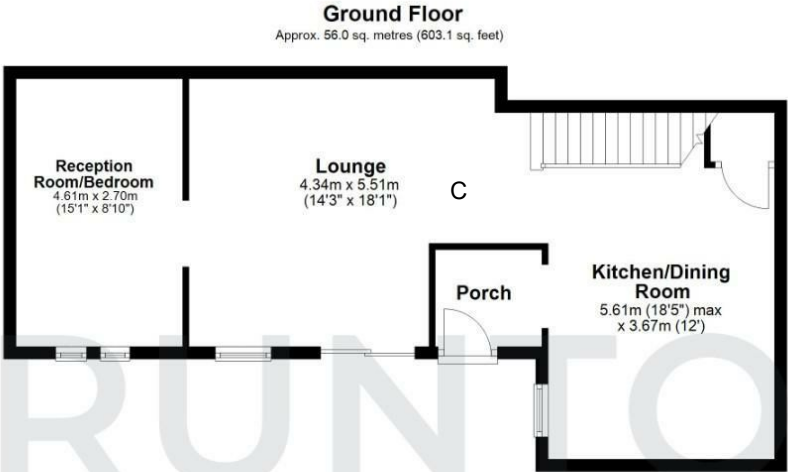
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland City Council

COUNCIL TAX BAND : C

EPC RATING :



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