

**BRUNTON**  
RESIDENTIAL



**KNOWESGATE, NORTHUMBERLAND, NE19**

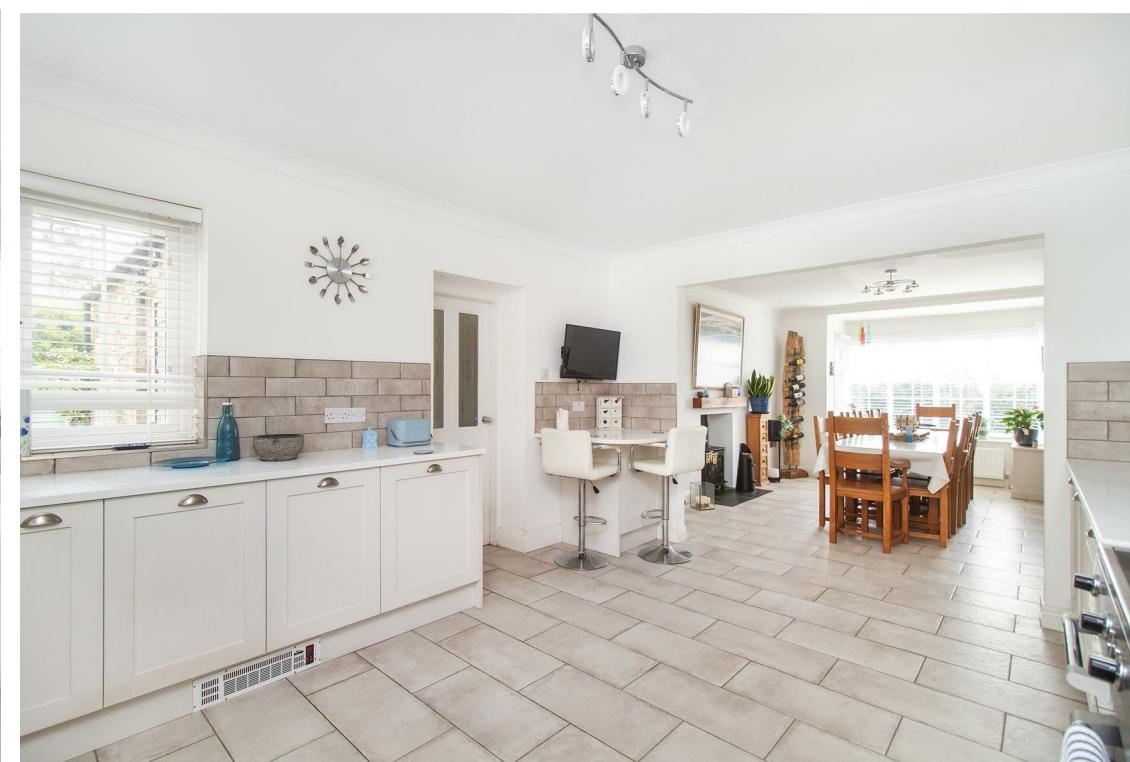
**£685,000**

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Detached Four-Bedroom Stone Family Home with Countryside Views, Double Garage, and Sustainable Features,  
Positioned in the Rural Village of Knowesgate

A beautifully presented detached home offering spacious and flexible living across a generous plot. The accommodation includes an open-plan breakfasting kitchen at the heart of the home, a large lounge with countryside views, a home office, utility room, boot room, and four well-proportioned bedrooms. Traditional features such as a wood burner and pellet stove add character, while solar panels, an air source heat pump, and a septic tank enhance the home's energy efficiency and rural practicality.

Set within the peaceful Northumberland village of Knowesgate, the property enjoys a quiet, countryside setting with far-reaching views, making it a superb choice for buyers seeking space, comfort, and a more sustainable rural lifestyle.

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The internal accommodation briefly comprises: Entrance into a vestibule, which leads through to a welcoming hallway with access to the staircase, a useful ground floor WC, and all principal rooms. To the left, through double doors, is a generous lounge enjoying dual-aspect windows that fill the space with natural light and frame picturesque countryside views. A multi-fuel burner stove forms the centrepiece of the room.

Adjacent to the lounge is a versatile study, ideal for home working or use as a playroom. Toward the rear of the ground floor is the heart of the home – a beautifully refitted open-plan breakfasting kitchen and dining room. The kitchen features cream shaker-style wall and base units with contrasting Silestone worktops, a Belfast ceramic sink overlooking the rear garden, and a brick-effect tiled splashback. The adjoining dining area is perfect for entertaining, with ample space for a large dining table, countryside views, and an Artel pellet-burning stove. Neutral floor tiling runs throughout the kitchen and dining space.

A further door leads into a spacious utility room, which provides internal access to the garage, external access to the rear garden, and access into a boot room for added practicality.

Upstairs, the landing features an arched window overlooking the rear garden and leads to four well-appointed bedrooms, all offering fitted wardrobes and a bright, neutral finish. The principal bedroom is particularly generous in size and enjoys views across the front elevation, along with access to a spacious, fully tiled en suite shower room with walk-in shower and heated towel rail.

The remaining bedrooms are served by a well-designed family bathroom, fitted with a three-piece suite including a jacuzzi bath with overhead shower, and finished with sandstone tiling to both walls and floor. A large airing cupboard provides further storage space.

Externally, the property benefits from a double garage with electric insulated roller shutter door, extensive lawned gardens to both front and rear, and a fully enclosed patio and barbecue area with power, lighting, and a raised decked seating zone—ideal for alfresco dining. Off-road parking is available for several vehicles, including hardstanding with power supply suitable for motorhomes or caravans. A large, insulated shed with power and lighting offers potential as a home office, gym, or hobby room. The home also benefits from owned solar panels and a ground source heat pump system.



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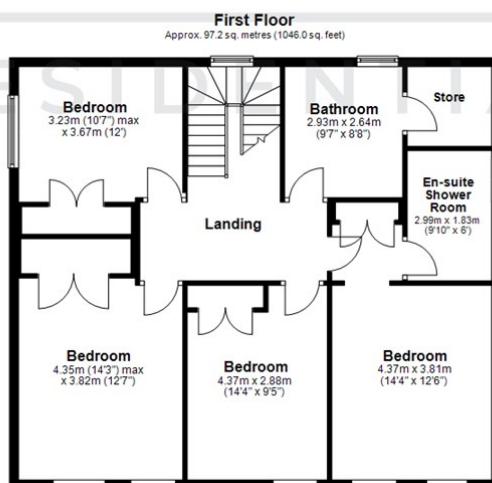
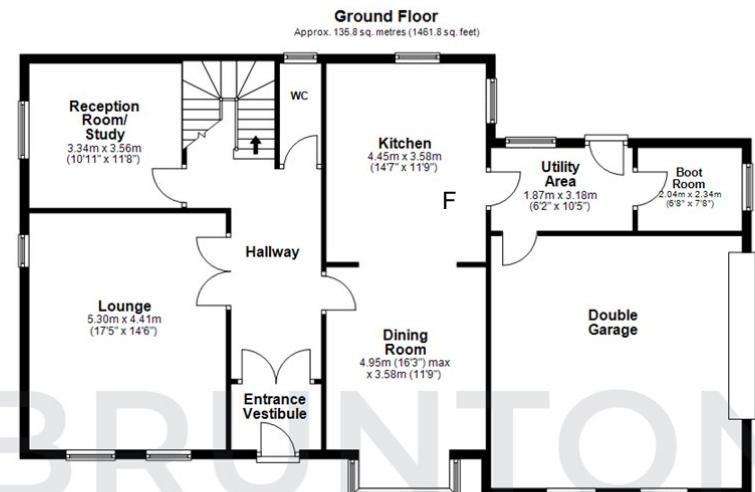
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : F

EPC RATING : D



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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		
EU Directive 2002/91/EC		

England & Wales