

BRUNTON

RESIDENTIAL



STATION ROAD, ROTHBURY, MORPETH, NE65

Offers Over £300,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



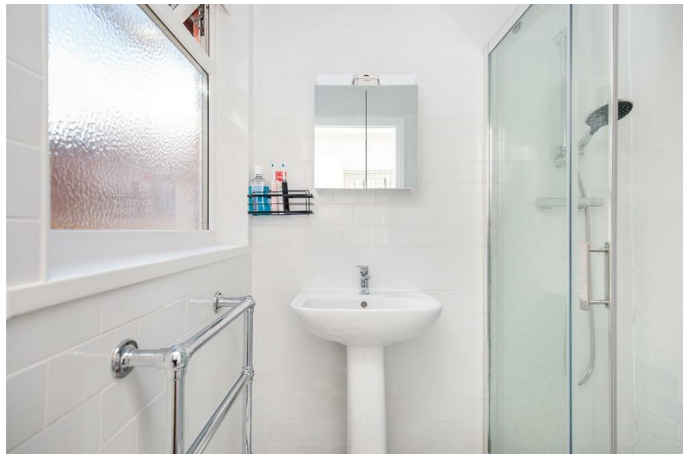
Charming semi-detached home located at Hurley Knowes on Station Road in Rothbury, near Morpeth, offering flexible accommodation and a blend of modern updates with character features. This attractive property is well-suited to a range of buyers, with a versatile living space and a useful separate studio.

The accommodation comprises an entrance porch with storage/utility use, leading to a hallway and a bright lounge/diner with a bay window and log-burning stove. A modern kitchen/diner with French doors opens onto a terrace-style garden, complemented by a separate utility room and a ground-floor shower room. A further ground-floor bedroom adds flexibility. Upstairs, there are two double loft bedrooms with Velux windows and a family bathroom. Externally, the property benefits from a converted outbuilding currently used as a studio, ideal for home working or hobbies.

Rothbury is a highly desirable village set within the Northumberland countryside, offering a range of local amenities, scenic walks and access to Morpeth and the wider region.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance porch, which currently incorporates useful storage cupboards and is being utilised in part as a utility area. This leads through to an inner hallway with laminate flooring and a staircase rising to the first floor. A lounge/diner benefits from a bay window along with an additional window overlooking one of the gardens, allowing for excellent natural light. The room features laminate flooring and a freestanding log burning stove, creating an attractive focal point. The kitchen/diner has been modernised and is fitted with a range of wall and base units with work surfaces over, an integrated fridge and freezer, a dual-fuel range cooker with extractor hood, and pantry storage. The room is a good size and enjoys French doors onto a terrace-style patio garden, enhancing the indoor-outdoor connection. There is a separate utility room providing plumbing for additional appliances, housing for the central heating boiler and access to a recently refitted ground-floor shower room with a walk-in shower cubicle and a wash hand basin. Also on the ground floor is a well-proportioned bedroom featuring exposed polished floorboards.

To the first floor, the landing provides access to two loft bedrooms set into the eaves. Both are doubles and benefit from Velux skylights with pleasant outlooks. One bedroom includes fitted storage cupboards in the eaves. There is also a family bathroom on this level fitted with a white suite, and a boarded storage area within the loft space offering further practical storage.

Externally, there is an outbuilding which has been converted from a former garage and is currently utilised as a studio. This versatile space would lend itself well to use as a music room, home office or hobby space. It is double-glazed and benefits from power, lighting and boarding, making it a highly functional additional asset.



BRUNTON

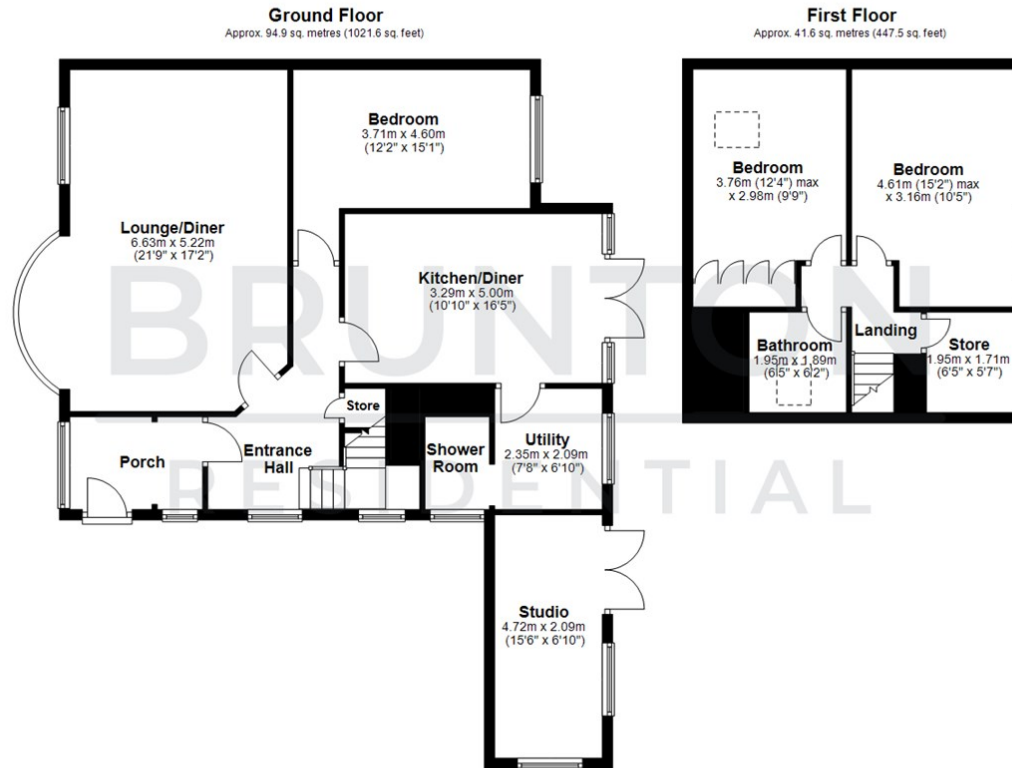
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 136.5 sq. metres (1469.1 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		69	
(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	