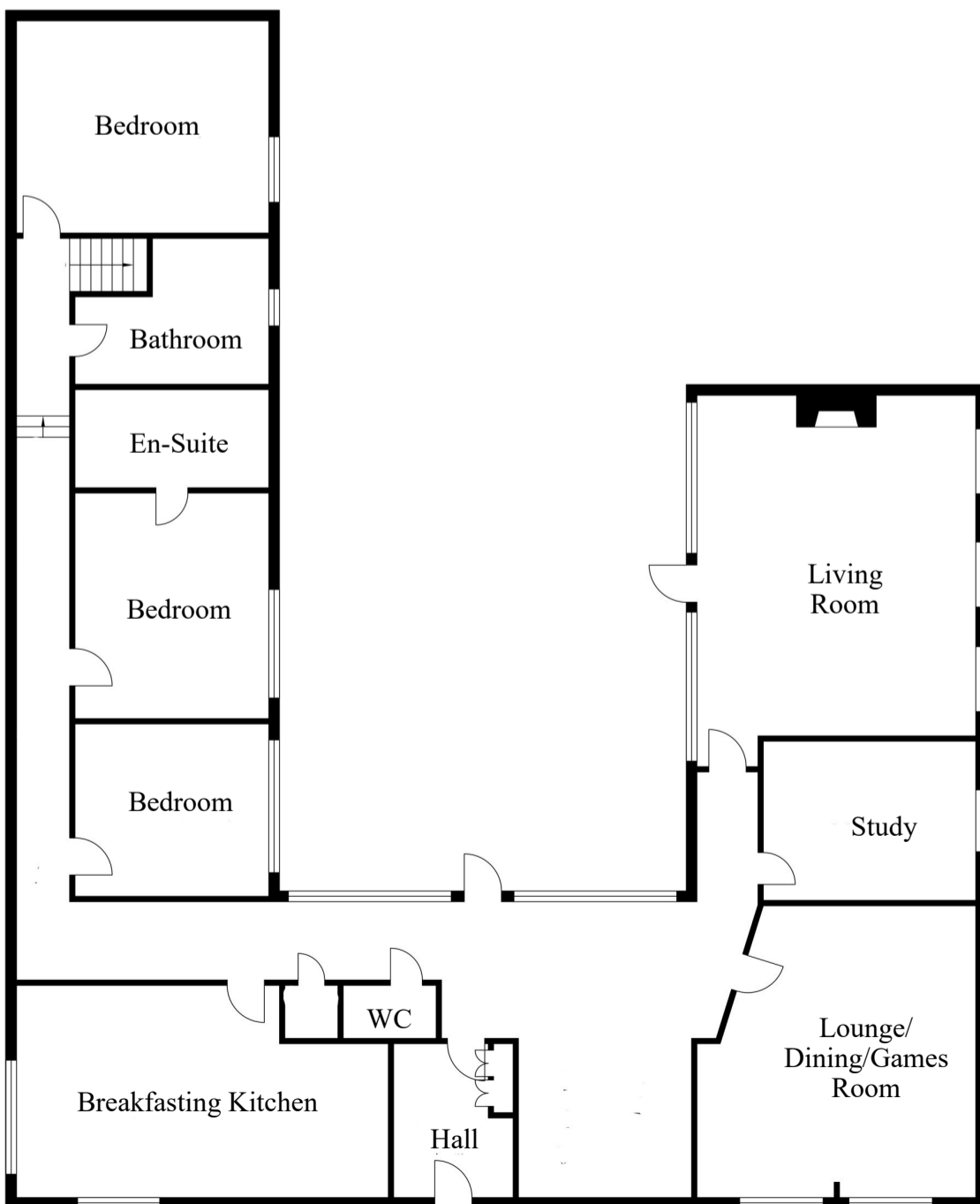


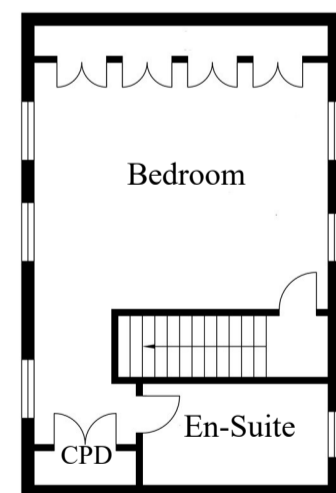


**MIKE ANTON & ASSOCIATES**  
FOR COUNTRY HOMES & COTTAGES

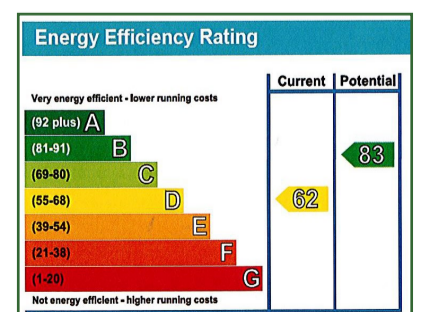
North Tyne View



**Ground Floor**



**First Floor**





## Low Brunton, Humshaugh, Northumberland NE46 4EL

HEXHAM 5 MILES NEWCASTLE 22 MILES AIRPORT 20 MILES

**Price Guide: £545,000**

This is a predominantly single storey dwelling of exceptional size and space providing generous and variable accommodation to suit all ages, with fine views and a most attractive private south facing courtyard viewed by the majority of its accommodation.

North Tyne View provides extensive accommodation with features including extensive glassware to take full advantage of the views over the southern courtyard as well as the countryside to the north face. The accommodation includes a traditional drawing room with exposed rafters and open fire; study, games room and dining hall, the latter of which could be used to suit a variety of different needs, family day kitchen with fine views and interesting bedrooms, together with the magnificent courtyard, generous garden to the west and large parking area.

Low Brunton lies between Wall village and Chollerford, which is the gateway to the North Tyne, is surrounded by estate farm and woodland and this development adjoins the B6318 Military Road (Carlisle - Newcastle route) and A6079 (Hexham - Barrasford route). Local facilities include The George Hotel with its sports and leisure complex (within 600 metres upon the North Tyne River at Chollerford Bridge). There is a bus route to Hexham to the north of this small development; and road routes allow easy and quick commuting to Hexham, city and business centres.

### **ACCOMMODATION**

#### **ENTRANCE HALLWAY**

2.02m x 2.94m (6'7 x 9'7). Natural light pours in through a Velux style window. There is built-in coat and boot storage, spotlighting and wooden flooring.

#### **ATRIUM**

When entering the hallway, the first thing that you notice is the stunning views of the southern courtyard. The first feeling you get is that of light and space. Currently the owner is using the hallway as a dining area, however it could be adapted to suit a variety of different uses. WC off 1.62m x 1.30m (5'3 x 4'3).

#### **LIVING ROOM**

5.12m x 6.32m (16'9 x 20'8). This is our favourite room in the house. It has some fantastic rustic features. The high vaulted ceilings with exposed roof trusses give an impeccable feeling of space. The centre point is a multi-fuel stove with mantelpiece and hearth, spectacular amounts of light are drawn in through floor to ceiling, wall-

to-wall windows to the east. In addition to the windows to the east there are three windows to the west; these are characterful and obviously have utilised original openings within the barn. The room is of generous size, has solid wooden flooring, various wall mounted uplighters and spotlighting to the ceiling.

#### **LOUNGE/DINING/GAMES ROOM**

5.16m x 5.44m (16'11 x 17'10). Immediately when entering this room you are drawn directly to the large windows which face north west with dramatic views across the valley of rolling countryside and woodland. This room is of exceptional size, has modern spotlighting and access to the loft via hatch and drop down ladder providing additional storage for the home.

#### **BREAKFASTING KITCHEN**

7.23m x 4.01m (23'8 x 13'1) max. A refurbished and remodelled kitchen with windows to two faces both giving a very green outlook. There is a range of wall and floor units with hidden integrated appliances as well as more obvious ones. There is a dual oven/grill, hob and extractor, microwave and hidden dishwasher. A 1.5 stainless steel sink with mixer tap positioned directly below one of the windows giving exceptional views across countryside. The storage within this kitchen is excellent with modern spotlighting to the ceiling and in addition there is natural light drawn in through a north facing Velux style window. The floor is tiled throughout and presents a generous space for a large (currently eight seater) table.

#### **STUDY**

3.81m x 2.47m (12'6 x 8'1). The study has natural light coming from a window to the west which overlooks the garden. There is a generous amount of power sockets including those that provide charging via USB. There is a built-in computer desk with clever open shelving and closed cabinetry. It provides a large desk area. The room itself is a generous size.

#### **MASTER BEDROOM**

4.38m x 3.56m (14'4 x 11'8) plus depth of wardrobes. Positioned on the first floor this rooms most dramatic feature is its high vaulted ceiling along with exposed 'A' frame giving depth. There is an entire wall of deep fitted wardrobes as well as additional wardrobe space in the adjacent dressing area. There are two east facing windows, two west facing windows as well as two Velux style windows. The room is lit by a combination of uplighters and spotlights fixed to the roof trusses.

#### **EN-SUITE SHOWER ROOM**

2.87m x 1.54m (9'5 x 5'0). A well presented room with large walk-in shower with bi-folding door, two piece white suite with wall fixed and floor shelving including a mirror fronted cabinet. There is chrome fixings to the walls, heated towel rail, ceiling spotlights and tiled floor.



**DOUBLE BEDROOM**

4.37m x 4.38m (14'4 x 14'4). A highly spacious room with west facing window looking onto the courtyard, with hard wood flooring and ceiling spotlighting.

**FAMILY BATHROOM/WC**

2.63m x 3.18m (8'7 x 10'5) max. A deceptively large room with large walk-in shower with bi-folding door, a deep Heritage bath with central taps, two piece white suite with built-in cabinetry, wall fitted shaver socket and heated towel rail. The floors are tiled and the ceiling has modern spotlighting. There is also electrical extraction in this room.

**DOUBLE BEDROOM**

4.31m x 3.55m (14'1 x 11'7). Another room with floor to ceiling windows drawing in tremendous natural light. This room has high ceilings, feature exposed stone and has the benefit of...

**EN-SUITE SHOWER ROOM**

3.13m x 1.16m (10'3 x 3'9). Fitted with a two piece white suite with built-in cabinetry, wall fixed towel rail, chrome fixtures, wall fixed mirror, shaver socket and large walk-in fully tiled shower with bi-folding door.

**DOUBLE BEDROOM**

3.52m x 3.06m (11'6 x 10'0). This room has an entire wall of floor to ceiling windows, bringing in a pleasant amount of light and is bordered by two columns of exposed stone bringing character into the property. There are high ceilings and hard wooden flooring.

**EXTERNAL**

The property itself is fixated around a central courtyard which is predominantly flagged but does have some raised flowerbeds. It is currently dressed with potted plants but is mainly here for low maintenance living. It is positioned towards the south side of the property although as mentioned, it is within the centre. It can be accessed from either the living room, entrance hallway or a door from the lawned garden to the west.

From the courtyard there is a large storage area which is open to the courtyard but enclosed to the garden. It has a vaulted ceiling and measures 5.55m x 2.08m (18'2 x 6'9). This area has lighting and external power.

Although the property is a barn conversion and does have adjacent neighbours, you get a tremendous feeling of privacy within the courtyard.

To the front face and north of the property, you have your own private entranceway, accessed via a five bar gate and the property is approached by a large block paved hard standing area suitable for parking multiple vehicles. There is an enclosed area which serves to contain bins and the oil tank, as well as additional storage.

To the west there is a large lawned garden. This includes a flagged area and benefits from attractive views across the valley and it will also get the best of the late afternoon sun. There is an external storage cupboard accessed from adjacent to the patio area.

The property is predominantly bordered by dry stone walling, however, in addition to the dry stone walling there is also fencing. There are fine views evident to both the north and west of the home. These stretch across the valley and comprise a combination of fields and woodland.

**SERVICES**

The property has the benefit of a shared septic tank, mains electricity and water, comprehensive pressurised oil central heating system and hot water supply; burglar alarm system, courtesy lighting and a good supply of TV and telephone points. There is also an outside water supply. The oil tank is situated to the north-east corner.

**AGENT'S NOTES**

Council Tax Band G.

**Site Plan**

