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BREMENIUM WAY, ROCHESTER, NEWCASTLE UPON TYNE, NE19

Offers Over £425,000


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Spacious four-bedroom stone-built detached home, set within a generous plot on Bremenium Way in the picturesque village of Rochester, Northumberland.

Arranged over two floors, the property offers flexible and well-balanced accommodation. The ground floor comprises a welcoming entrance hall, a well-equipped kitchen, dining room, and a spacious lounge that flows seamlessly into a bright sunroom. Additional ground-floor amenities include a utility room, shower room, and an integral garage. Upstairs, there are four well-proportioned bedrooms served by a family bathroom. Externally, the property boasts generous parking and extensive gardens featuring patio seating, a hot tub, garage, and further versatile outdoor space.

Rochester is a highly regarded village set within Northumberland National Park, enjoying an elevated position with open countryside views and access to a wealth of outdoor pursuits. The location offers convenient access to a number of popular market towns including Rothbury, Alnwick and Hexham, while nearby attractions such as Hadrian's Wall, the Cheviot Hills and Kielder Forest provide excellent opportunities for walking, cycling and exploring the surrounding landscape, making the area particularly appealing to those seeking a rural lifestyle.

The property has been run as a very successful holiday let and offers strong potential yield, making it ideal for someone seeking an established business opportunity. Equally, it would make a fantastic family home.

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The internal accommodation comprises: an entrance lobby leading into a spacious entrance hall. This generously sized and versatile area offers excellent flexibility for a variety of uses and incorporates stairs leading up to the first floor, with useful understairs storage.

From the hallway, you enter a beautifully appointed kitchen fitted with contemporary cabinetry and a range of integrated appliances, including a dishwasher, electric oven, gas hob, extractor and fridge/freezer. There is generous space for a dining table and chairs, making it a practical yet sociable space. A door leads through to the dining room, which enjoys a pleasant back-facing aspect. Back through the hallway, the lounge offers a warm and inviting atmosphere, centred around a wood-burning stove set within a characterful inglenook. This space opens seamlessly into a stunning sunroom with double doors leading out to the garden. Enjoying lovely countryside views, this impressive room creates a strong sense of connection between the indoor living spaces and the surrounding outdoor areas.

Further ground floor accommodation includes a utility room with space for appliances and additional work surface space, a shower room, and internal access to a large integral garage, which further benefits from storage space above.

Stairs lead up to the first floor, where a large and spacious landing provide access to four well-proportioned double bedrooms, all benefiting from Velux windows. The bedrooms are served by a family bathroom fitted with a bath and an overhead shower.

Externally, the property benefits from a generous parking area providing access to the integral garage, along with lawned gardens and a variety of established planted borders. Gated side access leads to a large rear patio seating area, beyond which is an additional grassed area featuring natural rock outcrops, areas of wildflower meadow, and a brook running through the garden. The garden further benefits from a hot tub.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : D

EPC RATING : D







