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HUNSTANWORTH, DH8

£650,000

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This is a rare opportunity to acquire an immaculately presented, listed stone-built family home, brimming with period charm. The property features three generous reception rooms, a well-appointed kitchen/breakfasting room, and beautifully maintained lawned gardens, all set against spectacular, uninterrupted views of the surrounding countryside.

Nestled in the quaint hamlet of Hunstanworth, on the Northumberland-Durham border, the home lies within the North Pennines Area of Outstanding Natural Beauty. The area is renowned for its abundant wildlife, miles of scenic walking trails, and outdoor pursuits including sailing and fishing at nearby Derwent Reservoir. Hunstanworth is ideally located close to the historic villages of Blanchland, Edmundbyers, and Stanhope. Blanchland itself offers local amenities such as a shop, post office, tea room, vibrant village hall, and the Lord Crewe Arms, recently named among the Sunday Times Ultimate 100 British Hotels.

The property is conveniently situated just short distance from the market town of Hexham and around 25 miles from both Newcastle and Durham city centres, providing excellent shopping, entertainment, and transport links. The area also offers outstanding schooling: primary schools in Whitley Chapel, and Slaley, senior schooling in Hexham and Consett; plus private education options including Mowden Hall Preparatory School near Corbridge and several private day schools in Newcastle and Durham.

This exceptional home offers superb rural setting, an idyllic family lifestyle in one of the North East's most picturesque locations.

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The property offers charming and characterful accommodation throughout. Upon entering, you are welcomed into the breakfast room, featuring stone-flagged flooring, exposed beams, and a traditional Aga, with ample space for a dining table. This leads into the kitchen, fitted with bespoke freestanding cabinetry, solid worktops, a Belfast sink, and further exposed beams, combining practicality with period charm. From here, the inner hallway provides access to the front door, stairs to the first floor, and built-in alcoves, shelving, and wine storage.

The dining room, located off the hallway, flows naturally into the main lounge, creating an open-plan arrangement. Both rooms boast stone-flagged flooring, exposed beams, inglenook fireplaces, one with a stove and one with an open fires, highlighting the property's character. The lounge provides direct access to the utility room, which accommodates appliances and a Belfast sink, and continues into a self-contained sitting area.

This space features bespoke wooden double doors to the patio area, exposed beams, a storage cupboard with its own fireplace, and a convenient WC, forming an independent living section within the home. From this self-contained lounge, a staircase leads to a first-floor double bedroom with a vaulted ceiling, complete with its own bathroom, including a roll-top bath, ceramic sink, and low-level WC. With its own external entrance, this area could function as a private suite or a multigenerational living arrangement.

The main first-floor landing provides access to three further double bedrooms and a family bathroom. The principal bedroom features wooden flooring, exposed stonework, and an en suite shower room, while the remaining bedrooms are generously proportioned and served by a family bathroom with both a bath and a separate shower.

Externally, the property is approached via a shared driveway and is set within extensive grounds. To the front, well-maintained lawns, to the rear a patio and pergola offer additional outdoor entertaining space, with open views across the surrounding countryside.

The loft is fully boarded and benefits from lighting and an electrical power point.



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TENURE : Freehold

LOCAL AUTHORITY : Durham CC

COUNCIL TAX BAND : D

EPC RATING : F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		68
	36	
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		