



## Briery Hill Lane

### Stannington

- Spectacular Detached Bungalow
- No Onward Chain
- Five Bedrooms
- Magnificent Garden
- Beautiful Quaint Village
- Double Garage plus Driveway

**Asking Price £625,000**

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# Briery Hill Lane Stannington

A property of this stature is very rarely found on the market. This spectacular detached bungalow sits on Briery Hill Lane, Stannington. The property boasts a tremendous position, with a spectacular one-of-a-kind enclosed garden. whilst internally offering that overall Wow factor! The property has been finished to a high standard throughout. Early viewing arrangements are essential as not to miss out. Stannington itself is a quaint little village, which offers very easy access into the bustling town Centre of Morpeth, where you will find an array of local bars, restaurants, shopping delights and river walks to choose from.

The property briefly comprises:- Entrance porch, an impressive open lounge dining area which offers an abundance of natural light and has been fitted with carpet throughout. This is great space for families with plenty of room for your dining table and chairs. This leads seamlessly into the large kitchen, which has been fitted with a range of wooden wall and base units, offering an abundance of storage and space. Integrated appliances include a tremendous double stove. The impressive kitchen benefits from full length windows that provide fabulous views over the rear garden. You further benefit from a separate utility space, which provides access into the garage. To the rear of the utility, there is a downstairs W.C.

The property has five good sized bedrooms, four of which are doubles and one single. All four main bedrooms are doubles and benefit from fitted wardrobes, offering excellent storage. The single room is currently used as an office. The master bedroom further benefits from its own en-suite shower room. There is family bathroom which has been finished with W.C, hand basin, bath tub and separate shower.

Externally to the front of the property, you have a generous sized grassed garden with magnificent pergola, private driveway to accommodate at least two cars and a double garage with an electric door. To the rear of the property, you have a stunning mature garden with patio area, which is full of vibrancy and life and offers you your very own tranquil oasis to relax in. The garden will suit those who enjoy outdoor living at its finest.

With no onward chain, this is a must view to appreciate the space on offer.

Lounge/Dining: 19.51 x 14.79 Max Points	(5.94m x 4.50m Max Points)
Kitchen: 26.30 x 9.67 Max Points	(8.01m x 2.94m Max Points)
Utility: 7.60 x 14.37	(2.31m x 4.37m)
W.C: 7.60 x 3.80	(2.31m x 1.15m)
Bedroom One: 16.46 x 15.84 Max Points	(5.01m x 4.82m)
Ensuite: 8.91 x 7.79	(2.71m x 2.37m)
Bedroom Two: 11.83 x 9.90	(3.60m x 3.01m)
Bedroom Three: 10.18 x 11.57	(3.10m x 3.52m)
Bedroom Four: 10.18 x 9.76	(3.10m x 2.97m)
Office: 11.12 x 7.91	(3.38m x 2.41m)
Bathroom: 12.05 x 5.79	(3.67m x 1.76m)

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Central Gas  
Broadband: Fibre to Premises  
Mobile Signal / Coverage Blackspot: No  
Parking: Private Driveway and Garage

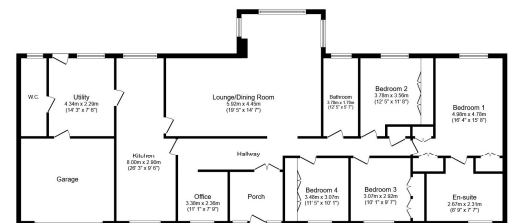
## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

EPC Rating: C  
Council Tax Band: F

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Floor Plan  
Floor area 194.6 m<sup>2</sup> (2,095 sq.ft.)

TOTAL: 194.6 m<sup>2</sup> (2,095 sq.ft.)

This floor plan is for descriptive purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), room areas and measurements are approximate. No details are guaranteed. This cannot be relied upon for any purpose and does not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must use its own judgement. (C) Reserved by www.propertybox.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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