



Bracadale | Falstone | NE48

£435,000

Attractive stone-built character detached house on the edge of a rural village overlooking the river and valley beyond.

ROOK
MATTHEWS
SAYER



4



3



2

DETACHED FAMILY HOME

OPEN RURAL VIEWS

SOLAR PANELS

RURAL LOCATION

FOUR BEDROOMS

LARGE DRIVEWAY

LARGE CONSERVATORY

IMMACULATELY PRESENTED

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Standing in a circa quarter of an acre plot on the periphery of this small village, immediately adjoining farmland, is Bracadale, a detached family home in a generous plot having had plenty of recent upgrades.

Offering stunning views over the surrounding landscape, the eye is immediately drawn to the meandering North Tyne River which is a major focal point from the property.

The approach to the property gives the feeling of visiting something special, upon entering the dwelling this feeling is further endorsed.

Bracadale is believed to date back to the mid eighteenth century, fusing inherent charm with ultra-modern fitments and conveniences, such as recently replaced UPVC double glazed windows, complimented by porcine gas central heating and solar panels, (which are owned outright, producing several hundred pounds a year credit towards the electricity charges).

Maintained to a very high standard, the current owner has spent a considerable sum of money on maintenance and improvements which are real benefits to the occupier.

The layout comprises entrance lobby with fashionable composite entrance door and built in window seating.

The 19' long kitchen boasts a comprehensive range of cabinets with high gloss finish, worktops and built-in double eye-level oven, warming drawer and five burner gas hob with cooker hood over.

The generous sized open plan living room features a turning timber staircase to the first floor and has a feature stone fireplace housing cast iron multi-fuel burning stove, perfect to create a cosy feel in the winter months.

This property offers a formal dining room with inter-connecting door through to the delightful large conservatory with fabulous panoramic outlook, again housing cast iron stove but this time with

vaulted ceiling creating a spacious additional room.

The inner hall connects the flow of the ground floor and completing the accommodation on this level is the lavish ground floor shower room/WC.

At the first-floor level there is a landing with recessed spotlighting which offers doors to all four generous double bedrooms as well as the spacious bathroom containing a white five-piece suite comprising freestanding roll top bath with exposed legs, shower cubicle and circular 'His and Hers' wash basins with matching tiling to the walls.

Externally there is an expressive Y shaped resin driveway giving parking for several vehicles (the current owner has had 7 vehicles on there), mature landscaped gardens to all sides, offering panoramic views towards the River and Kielder Reservoir beyond.

This really is a wonderful home, occupying a picturesque plot in a peaceful semi-rural location and viewing is imperative to appreciate what is on offer here.

Falstone is a rural village situated halfway between Bellingham and Kielder offering great access to the outdoors including the excursions offered in and around Kielder Forest and Reservoir. Hawkhope Dam and Forest is a lovely 20-minute walk from the property and offers stunning views. The North Tyne runs down the valley and provides a haven for walking and exploring, not to mention the landscapes and views on offer in all seasons.

Amenities are offered in the village, more so in Bellingham but major shopping and healthcare can be accessed in Hexham or Ponteland/Newcastle.

The only way to appreciate the setting here is to come and see it in person so please don't hesitate to arrange a viewing.

T: 01434 601616

hexham@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Open Plan Living Room – 21'4 x 16'0 into stairs (6.50m x 4.29m)

Dining Room - 16'0 x 14'1 max (4.88m x 4.29m)

Kitchen – 19'6 x 8'9 (5.94m x 2.67m)

Conservatory – 23'4 x 11'0 (7.11m x 3.35m)

Bedroom One – 14'1 x 9'7 (4.29m x 2.92m)

Bedroom Two – 11'3 x 9'3 (3.43m x 2.82m)

Bedroom Three – 14'7 x 8'6 (4.45m x 2.59m)

Bedroom Four – 10'2 x 8'2 (3.10m x 2.49m)

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Spring Supply

Sewerage: Mains

Heating: LPG

Broadband: Fibre to Property

Mobile Signal Coverage Blackspot: No

Parking: Large Driveway

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

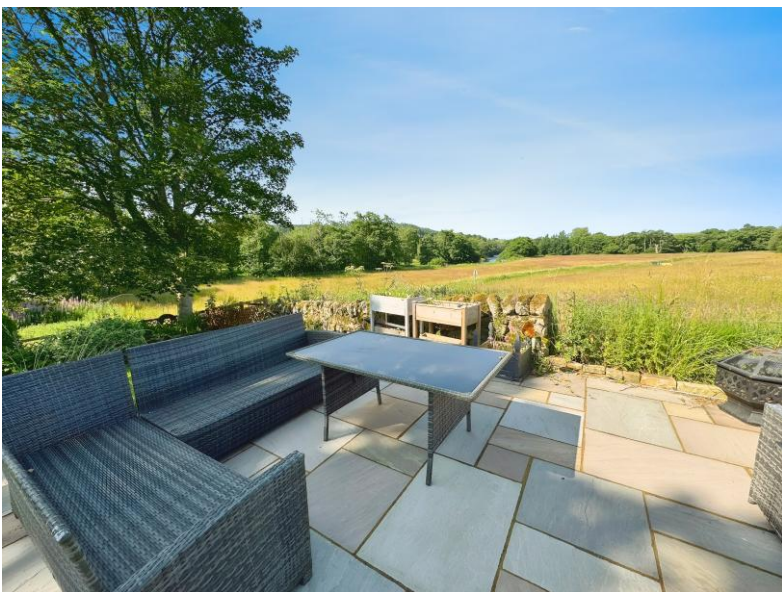
Length of Lease: 999 years from 1944

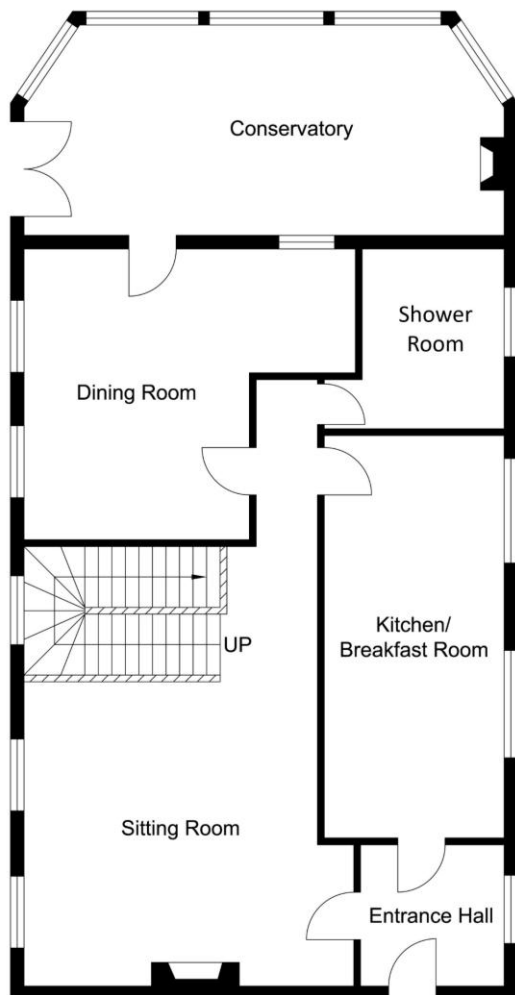
Ground Rent: £735

COUNCIL TAX BAND: C

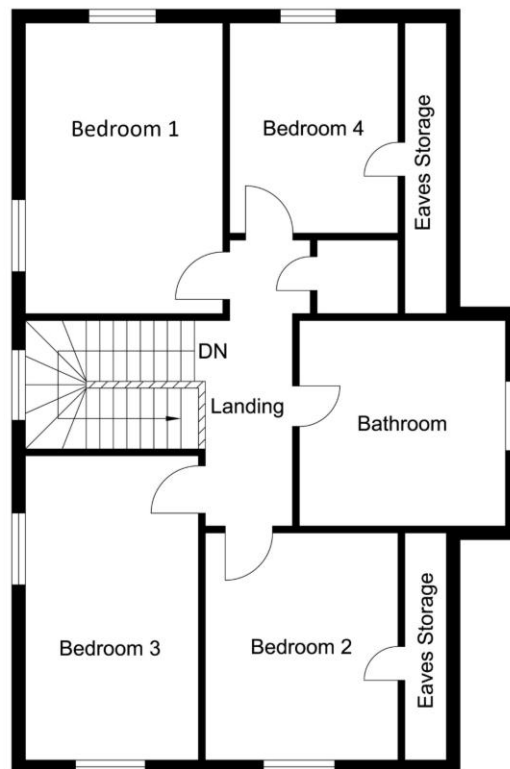
EPC RATING: E

HX00006575.BJ.SM.22.07. 2025.V7





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 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



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.

T: 01434 601616

hexham@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER