



Bellingham | Northumberland | NE48

£350,000

RMS | Rook
Matthews
Sayer



3



1



2

Detached Bungalow

Substantial Gardens

Three Double Bedrooms

Modern Shower Room

Elevated Village Position

Heart of Bellingham

Solar Panels & Heat Pump

Countryside Views

For any more information regarding the property please contact us today.



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Occupying a generous, elevated plot in the heart of Bellingham, this spacious detached bungalow enjoys outstanding views across the surrounding moorland countryside while offering convenient access to the village's excellent range of amenities.

The well-presented accommodation is centred around a welcoming lounge, where large south-facing picture windows frame the stunning rural outlook and flood the room with natural light.

A modern open-plan kitchen/snug provides an ideal social space for everyday living, complemented by a separate dining room, perfect for entertaining family and friends. A useful utility room offers additional practicality and storage to the rear of the integral garage.

The property boasts three well-proportioned double bedrooms, served by both a modern shower room and a wet room, providing flexible, practical and accessible accommodation.

Externally, the bungalow sits within substantial grounds, accessed via a gated driveway that provides ample off-street parking and leads to the integral garage.

The impressive gardens feature extensive lawned areas, large vegetable plots for keen gardeners, and two sizeable timber garden sheds, offering excellent storage and workshop potential. The gardens are further enhanced by a raised south-facing sun terrace, providing the perfect spot to relax and enjoy the surrounding views.

Further benefits include solar panels and an air source heat pump system, enhancing the property's energy efficiency and helping to reduce running costs.

Bellingham is a highly regarded Northumberland village, set within the beautiful North Tyne Valley and surrounded by some of the county's most spectacular countryside. The village offers an excellent range of everyday amenities, including shops, cafés, pubs, a health centre, primary and secondary schooling, and a variety of leisure facilities. Renowned for its strong sense of community and attractive rural setting, Bellingham is particularly popular with those seeking an active outdoor lifestyle, with easy access to walking, cycling, fishing and the nearby Northumberland National Park.

Despite its tranquil location, the village remains well connected to Hexham and the wider region, making it an ideal base from which to enjoy both countryside living and modern conveniences.



INTERNAL DIMENSIONS

Kitchen/Snug: 19'10 max x 14'9 max (6.04m x 4.49m)
Living Room: 15'11 max x 11'6 max (4.85m x 3.50m)
Dining Room: 11'3 max x 7'2 max (3.43m x 2.19m)
Bedroom One: 12'4 max x 11'3 max (3.75m x 3.44m)
Bedroom Two: 14'1 max x 9'6 max (4.30m x 2.90m)
Bedroom Three: 10'10 max x 9'11 max (3.29m x 3.01m)
Shower Room: 6'9 max x 6'0 max (2.06m x 1.82m)
Utility/Storeroom: 11'9 max x 9'2 max (3.59m x 2.79m)
Garage: 15'3 max x 8'1 max (4.64m x 2.47m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Electric & Air Source
Broadband: Fibre to Premises
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

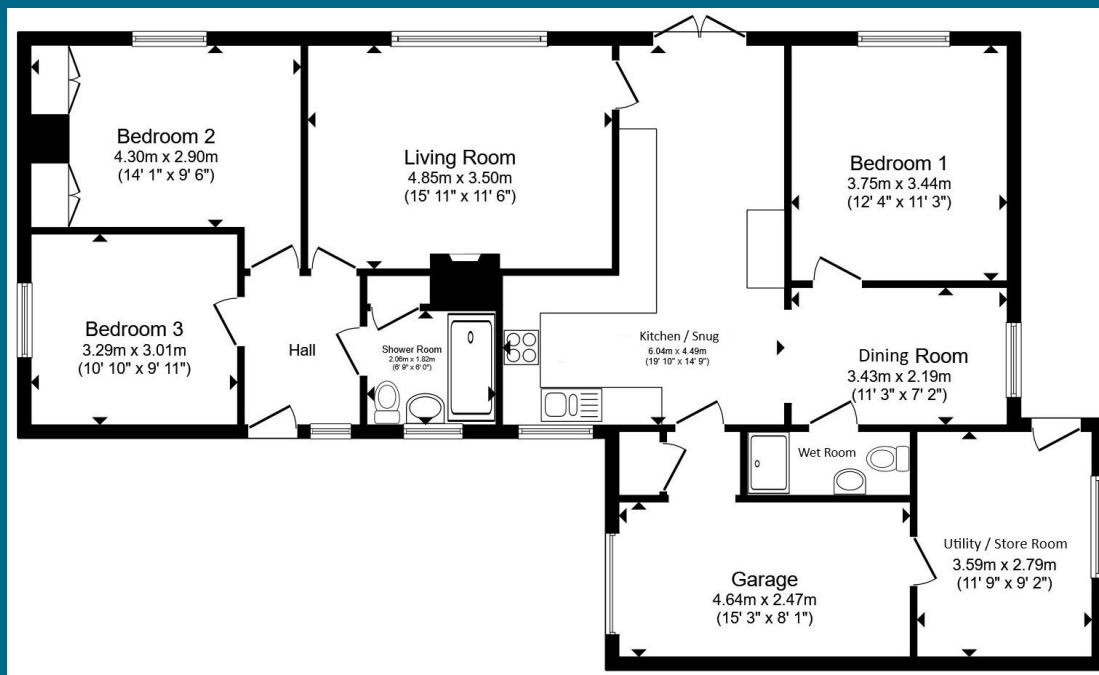
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: E

HX00006902.JR.SM.25.09.2026.V.3





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	41 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.