



FOR SALE

HISTORIC RURAL HOLIDAY COTTAGE

HOLIDAY COTTAGE, BIRDOPE CRAIG CHURCH, ROCHESTER NE19 1TD

SW

Sanderson
Weatherall

Description

The subject property is constructed from ashlar stone with a Welsh slate hipped roof. It features a symmetrical layout over two storeys. The main entrance comprises a central two-leaf boarded door with an overlight, set within chamfered reveals. Above the door, a panel is inscribed with "BIRDOPE CRAIG SCOTCH CHURCH 1826"

Internally the church boasts a gallery with a panelled parapet around three sides, supported by square corniced columns. A centrally placed, contemporary panelled pulpit remains a focal point of the space. The property now serves as a holiday cottage, Birdhopecraig Church offers comfortable accommodation while preserving its historical charm with a modern twist.

There are a total of three bedrooms that can accommodate up to seven guests:

- One king-size double with an en-suite shower room.
- One double bedroom.
- A ground floor family room with one adult bunk bed and one single bed.
- Bathrooms: In addition to the en-suite, there is a separate shower room and a ground floor cloakroom with a basin and WC.
- Living Area: An open plan space combines the kitchen, dining and sitting areas centred around the original pulpit and featuring a wood burner. A first floor gallery sitting area provides additional relaxation space.
- Amenities: The property includes modern conveniences such as gas central heating, a fully equipped kitchen, WiFi and entertainment options like a TV with Freeview and a selection of books and games. Off road parking is available for two cars.



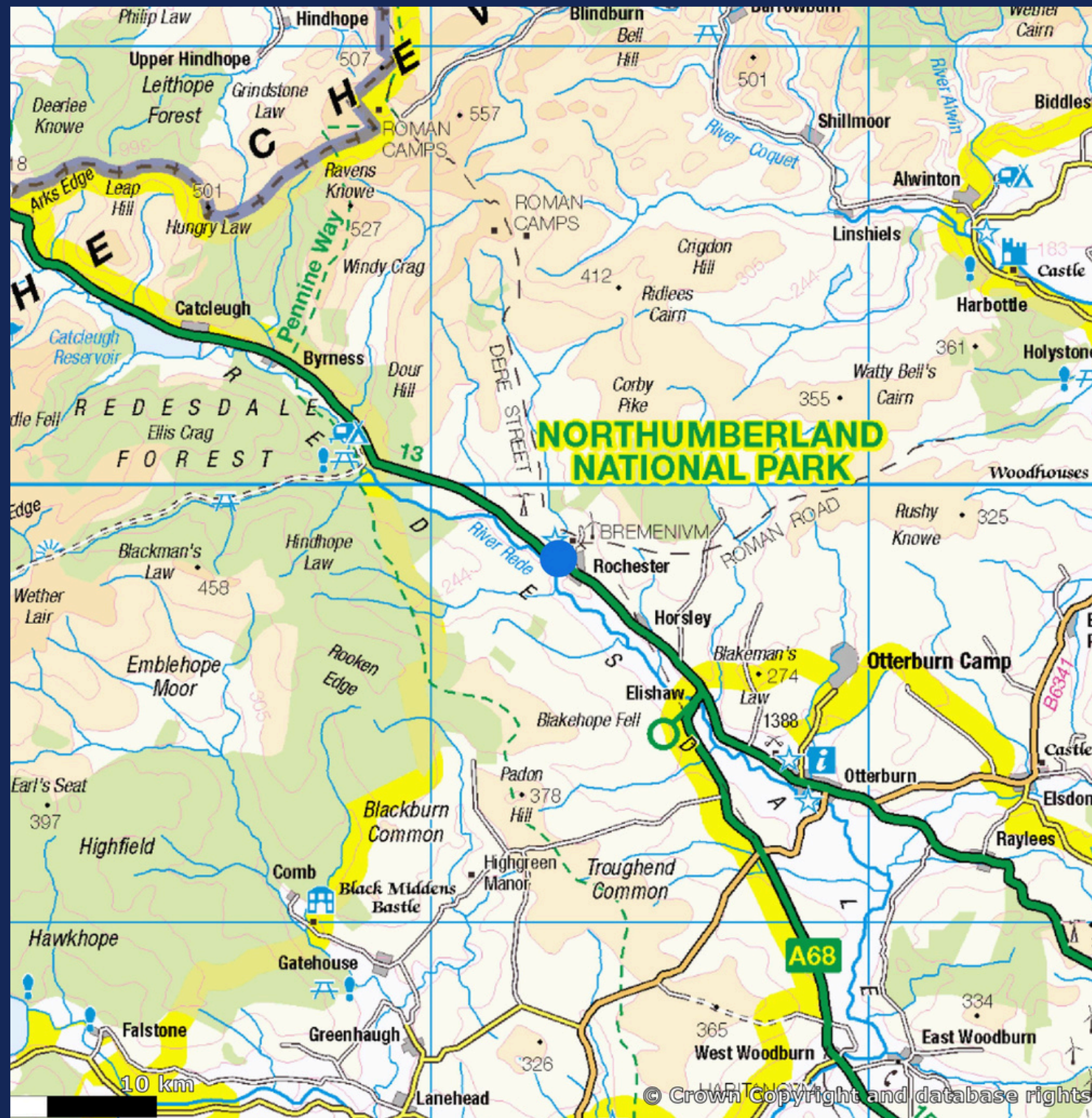
Location

Birdhope Craig Church is a beautifully restored Grade II listed former church situated in the village of Rochester, Northumberland. Originally built in 1826 as a Scottish Presbyterian Church, it later became a United Reformed Church around 1972. The building has since been converted into a unique holiday home, retaining many of its original features such as the pulpit and wooden gallery which add to the character of the building throughout.

Nestled in the rural landscape of Northumberland, Birdhope Craig Church offers a tranquil retreat approximately 3.4 miles from Northumberland National Park. The property is within reasonable driving distance of several towns, including Rothbury, Alnwick, Hexham and Berwick upon Tweed. Birdhope Craig Church serves as a peaceful base for exploring the rich history and natural beauty of Northumberland.

Rochester is a small village with limited amenities, however, the surrounding area offers several attractions as follows:

- Northumberland National Park: Just a short drive away, the park provides opportunities for hiking, wildlife spotting and enjoying the natural beauty of the region.
- Bellingham: Approximately 16 miles away, Bellingham offers amenities such as the Bellingham Golf Club and the Bellingham Heritage Centre.
- Jedforest Deer & Farm Park: Located within 20 miles, this attraction is ideal for family outings.
- Historic Sites: The property is around 21 miles from Wallington, 23 miles from Cartington Castle and 29 miles from Edlingham Castle.





Accommodation

We understand that the accommodation provides the following approximate floor areas:

| Level | Description | sq m | sq ft |
|--------------|-----------------------|--------|-------|
| Ground Floor | Kitchen / Living Area | 97.67 | 1,051 |
| | Hallway | 5.65 | 61 |
| | Bedroom 1 | 11.72 | 126 |
| | WC | 5.36 | 58 |
| First Floor | Bedroom 2 | 13.91 | 150 |
| | Bedroom 3 / En-Suite | 24.70 | 266 |
| | Hallway | 16.23 | 175 |
| | Landing | 5.58 | 60 |
| | Bathroom | 8.38 | 90 |
| Total Area | | 183.53 | 1,975 |

Asking Price

Offers in the region of £400,000 (Four Hundred Thousand Pounds) are invited for the benefit of our client's Freehold interest, subject to contract.

Please note that our client reserves the right not to accept the highest or any offer received.

Tenure

We understand that the property shall be sold by way of a Freehold Title. Title No. ND112063.

Use

We understand that the property has consent for its current use as a Holiday Home under C3 use class of the Town & Country Planning Use Classes Order as amended 1 September 2020.



Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

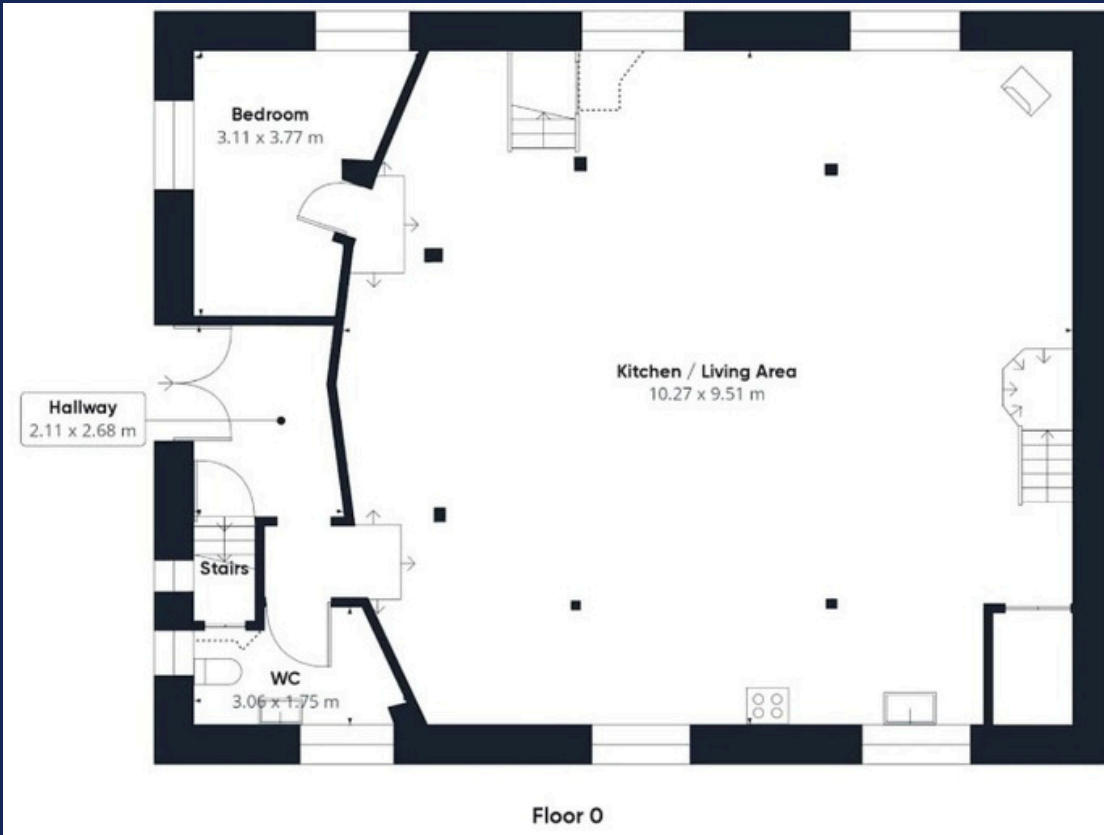
Rateable Value: £1,625

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Northumberland County Council.

Energy Performance Certificate (EPC)

The property has an Energy Performance Asset Rating of Band E (50) and is valid until 29 June 2034. A full copy of the EPC can be obtained via the following link:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)



Services

We understand that all mains services are connected to the property, however, any interested parties are advised to make their own investigations with regard to this matter.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful purchaser.

VAT & Legal Costs

All prices quoted are deemed exclusive of VAT where chargeable.

Each party are to be responsible for their own legal costs incurred throughout any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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