

The Cottage

HIGH WASKERLEY FARM | SHOTLEY BRIDGE | COUNTY DURHAM



FINEST
PROPERTIES



A delightful, rural cottage in a serene setting with
beautiful mature gardens

Corbridge 11.8 miles | Hexham 15.6 miles | Durham 15.5 miles | Newcastle City Centre 17.2 miles
Newcastle International Airport 18.0 miles





Accommodation in Brief

Porch/Entrance Hall | Sitting Room | Reception Room/Office
Dining Hall | Kitchen | Shower Room | Utility | Bedroom
Principal Bedroom | Ensuite | Two Further Bedrooms | Bathroom

Double Garage







The Property

The Cottage is a charming Grade II Listed stone barn conversion, situated in the tranquil rural hamlet of High Wakerley Farm. Surrounded by scenic open countryside, this delightful property offers a peaceful retreat while remaining within easy reach of the amenities in nearby Newcastle and Durham. With a host of lovely character features and a mature, well-stocked garden, The Cottage is an ideal home for those seeking rural charm and versatile family living.

Beyond the entrance porch, the inviting central hallway reveals a split-level layout. The spacious rear dining hall, kitchen, and utility room are set at a slightly lower level, providing a cosy and functional heart to the home. The well-appointed kitchen is equipped with modern Bosch and Neff appliances, ample counter space, and creates a welcoming atmosphere for cooking and dining. A utility room features on the other side of the dining hall, offering additional storage. Also on this level is a ground-floor bedroom with an accompanying and recently updated shower room, ideal for guests or multi-generational living.

Towards the front of the house, the sitting room is a bright and airy space, highlighted by exposed beams, an impressive feature stone fireplace with a multifuel burner, and solid oak flooring. Patio doors open onto the mature garden. A separate reception room/office offers versatile space, perfect for a home office, family room, or additional sitting area, with its own patio doors leading to the garden.

Upstairs, the property boasts three generously sized bedrooms. The principal bedroom includes ample built-in storage, while the other two bedrooms provide comfortable living quarters for family members or guests. An ensuite services the principal bedroom and a spacious family bathroom featuring a Jacuzzi-style bath and modern fixtures, services the remaining two bedrooms.





Externally

Externally, The Cottage includes a double garage providing secure parking and additional storage space. The mature cottage garden is arranged on two levels, featuring patio areas perfect for relaxing and entertaining. A picturesque pond with ornamental acers attracts abundant wildlife, including resident newts, while several fruit trees and a potting shed enhance the garden's charm. The garden's south-facing orientation ensures it catches the sun all day long, offering lovely views over adjacent farmland.





Local Information

The Cottage is part of a farm complex, converted in the 1990s into 6 individual homes. Despite its tranquil setting, it is just a 20-minute walk to nearby Shotley Bridge, which offers a range of local amenities including several restaurants.

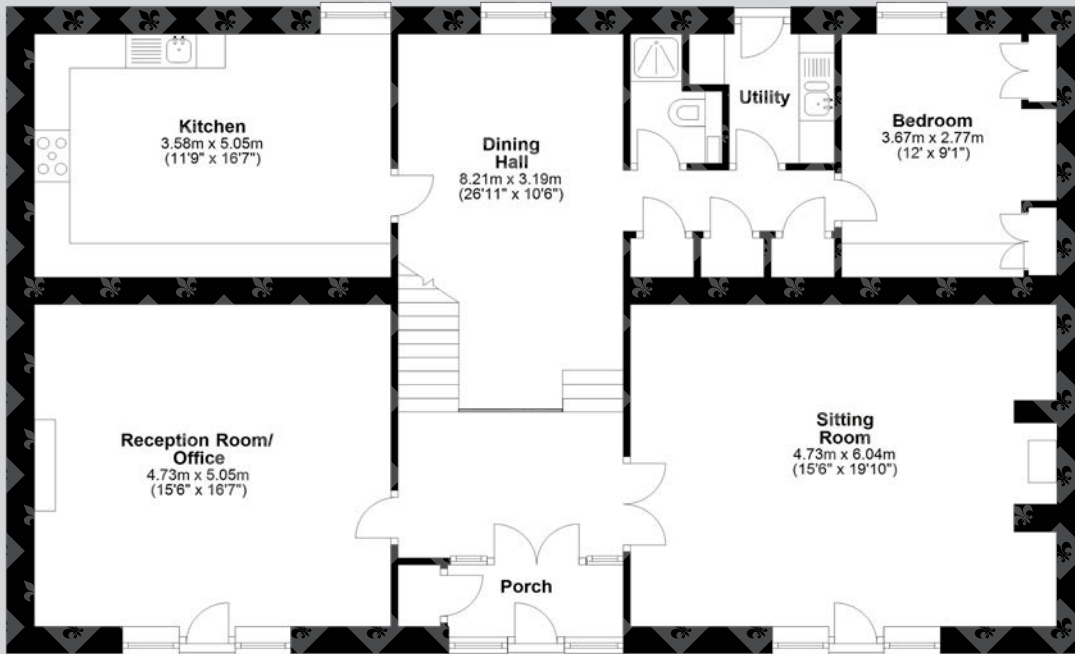
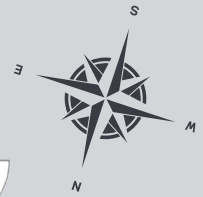
For broader amenities, Consett is within easy reach, offering all major outlets and the renowned Knitsley Farm Shop. Additionally, the charming town of Corbridge is just a 20-minute drive away, known for its boutique shops and historic sites.

Nature enthusiasts will be delighted with the surroundings. The river Derwent is only a 15-minute walk from The Cottage, offering serene riverside walks. The area is crisscrossed with tranquil lanes perfect for leisurely strolls.

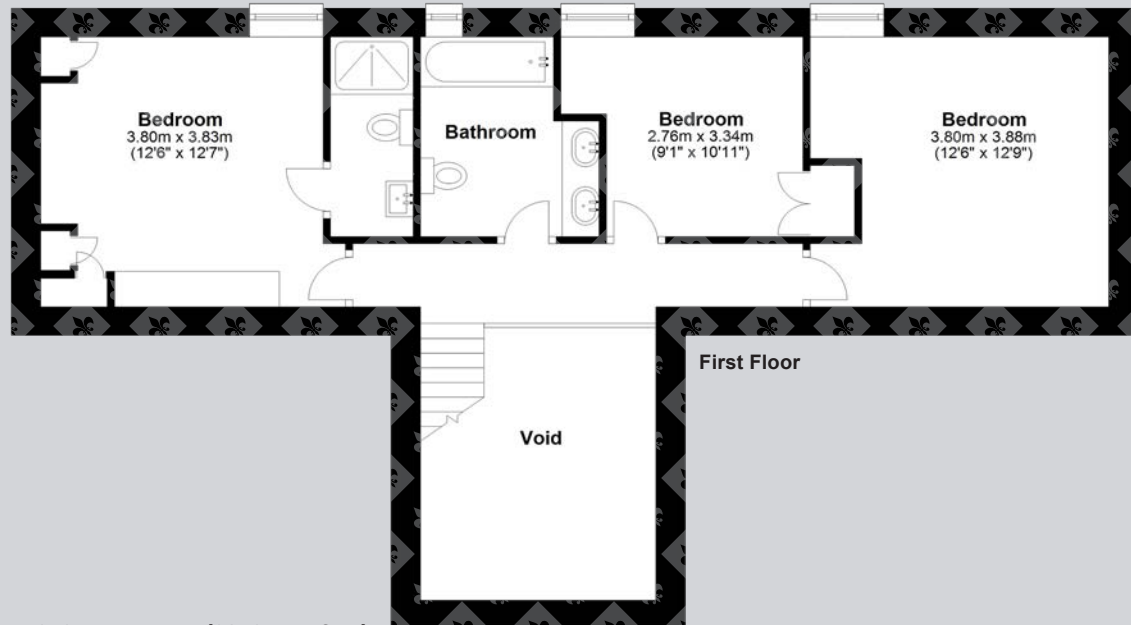
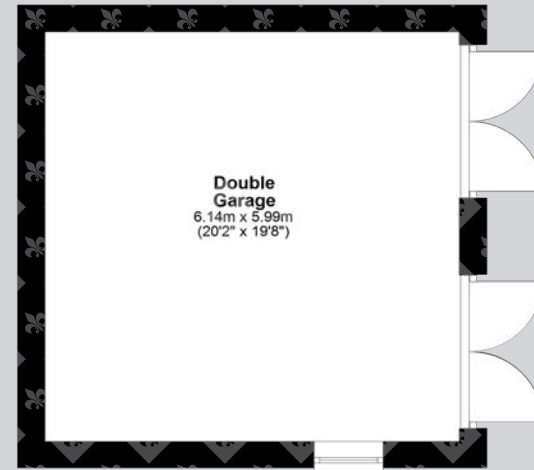
The property lies within the catchment area of excellent educational institutions, including Whittonstall First School, Corbridge Middle School, and Queen Elizabeth High School in Hexham. There is a convenient door-to-door school bus service available for children up to the age of 16. For private education, Mowden Hall Preparatory School near Corbridge offers exceptional schooling from nursery up to 13 years, and several prestigious private day schools can be found in Newcastle and Durham.

For commuters, the property benefits from an excellent road network, with the A1, A68, and A69 providing easy access to Newcastle and Durham City Centres. These cities offer comprehensive rail services to major UK cities.

Floor Plans



Ground Floor



First Floor

Total area: approx. 218.5 sq. metres (2352.4 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity and water. LPG-fired central heating. Drainage to septic tank.

Postcode

Council Tax

EPC

Tenure

DH8 9LJ

Band F

Rating Exempt

Freehold

Viewings Strictly by Appointment

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