

Hott Cottage

TARSET | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A recently renovated country cottage with
generous outdoor spaces set in stunning
Northumberland countryside

Bellingham 4.9 miles | Kielder Water 9.9 miles | Hexham 20.6 miles | Corbridge 20.6 miles
Newcastle International Airport 32.0 miles | Newcastle City Centre 38.7 miles





Accommodation in Brief

Ground Floor

Kitchen | Living/Dining Room | WC

First Floor

Four Bedrooms | Bathroom

Externally

Stable Block







The Property

Situated in the Upper North Tyne valley of Northumberland, Hott Cottage is a picturesque, detached contemporary country cottage dating back to the early 1800s. It was the first property built in Greysteads and served as the post office and general store to the surrounding area. Each room in this property boasts far-reaching views across the beautiful countryside, surrounding fields and bridle ways. It has recently been renovated to a high standard, with a careful balance of preserving its original charm while enhancing its overall appeal.

Upon entering the cottage, you are greeted by a spacious lounge highlighted with charming overhead beams. A contemporary multi-fuel burning stove in a stone-faced inglenook fireplace creates an aesthetic focal point. There is plenty of room to accommodate both a comfortable seating and dining area, and there are ample storage solutions in the form of under the stairs and alcove built in cupboards.

A curved archway leads you into the kitchen, a separate WC, boot room storage space and provides access to the rear garden. The newly refurbished kitchen is both stylish and well-equipped, featuring elegant sage green shaker-style units beautifully complemented by wooden worktops. This thoughtfully designed space includes an integrated full-height fridge freezer, gliding pan shelves, a traditional Belfast sink, and an electric induction hob with an extractor fan. A pull-out larder cupboard and open shelving offers additional storage. The generous layout can also accommodate a dining table and chairs, making it an inviting space for both cooking and dining.

Ascending to the first floor, you will find four immaculately decorated bedrooms and a newly fitted well-appointed bathroom. The family bathroom is equipped with built-in vanity units and features a pea-shaped bath with overhead shower. The principal bedroom offers dual-aspect views overlooking the gardens and surrounding countryside and includes a built-in storage cupboard. The second double bedroom also benefits from a fitted wardrobe and provides south-facing views of the hills and Bridleway.









Externally

The property is accessed via a driveway at the rear, offering off-road parking for multiple vehicles. The outdoor spaces are thoughtfully divided into two distinct areas, connected by a gravelled path that provides access to both the front and rear of the property.

The rear garden is designed for low maintenance, featuring a landscaped gravel area adorned with mature decorative planting and an open aspect that boasts stunning views of the North Tyne Valley extending towards Kielder. The front garden includes a lawned area and a patio surrounding a stable block. The stable block comprises of three stables and a fully enclosed tack room, all equipped with mains power.

Several seating areas around the cottage are perfect for al fresco dining and entertaining, providing opportunities to fully enjoy the picturesque surroundings and sunshine throughout the day.

This property offers exciting potential for future developments. Planning permission has previously been granted for a double garage and conservatory. Additionally, the stable block presents the possibility of being repurposed into a dedicated outdoor workspace or additional living areas, subject to the necessary approvals.



Local Information

Tarset, situated in the Upper North Tyne valley of Northumberland, is ideally located between the picturesque Kielder Water and the tranquil village of Bellingham. It is part of the Northumberland International Dark Sky Park, one of the best places in England for stargazing due to its low light pollution and clear skies.

Encompassed by the Northumberland National Park, Tarset is an excellent base for outdoor enthusiasts. It provides easy access to hiking trails, cycling routes, and birdwatching spots. The nearby Tarset Conservation Area is renowned for its stunning natural beauty and rich wildlife.

The cottage is conveniently just a ten-minute drive from Bellingham, which offers a variety of local amenities. For more extensive services, including larger supermarkets, a hospital, and a wider range of shops and restaurants, Hexham is within reach. Hexham also boasts a train station with connections to Newcastle upon Tyne.

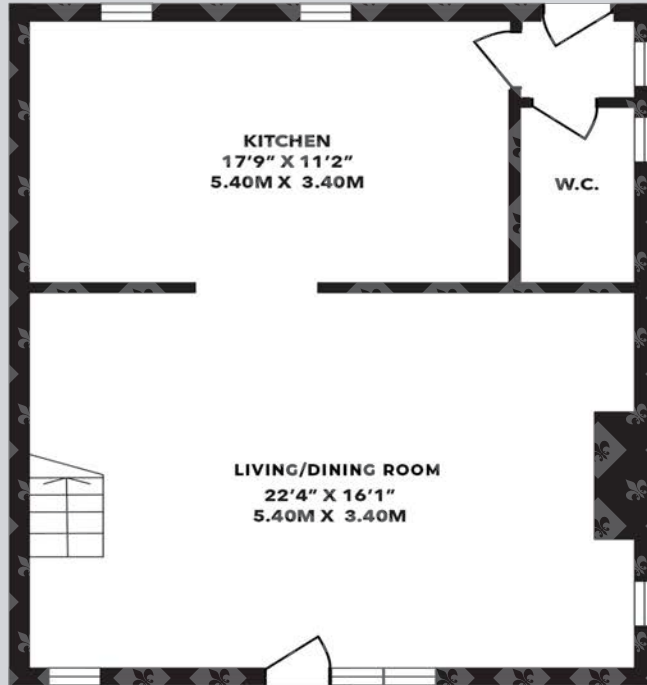
For schooling, Greenhaugh features a well-regarded primary school, while Bellingham provides a nursery and first and middle schools. Secondary education options are available in Hexham and Haydon Bridge, with additional private day schools in Newcastle.

Newcastle city centre, under an hour away, offers comprehensive cultural, educational, recreational, and shopping facilities. For commuters, the A68 and A69 roads, along with Newcastle International Airport, are easily accessible. Additionally, Newcastle provides mainline rail services directly to London Kings Cross and Edinburgh.

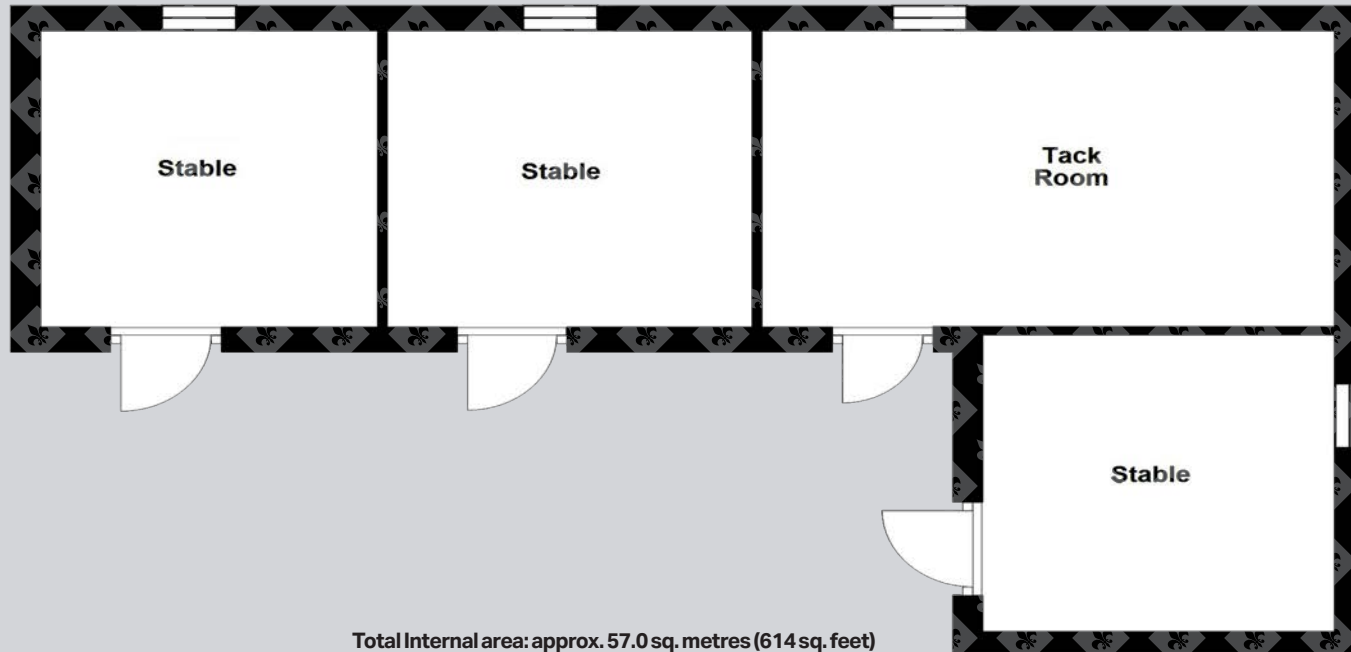
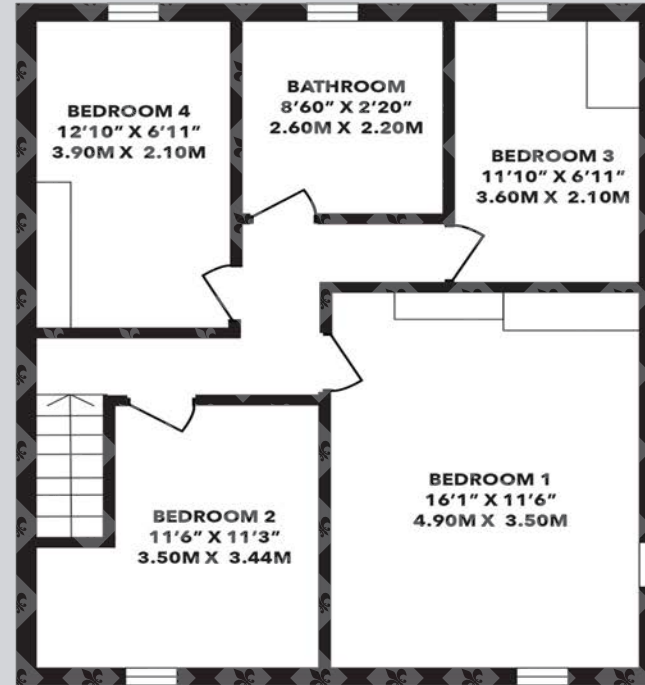


Floor Plans

Ground Floor



First Floor



Total Internal area: approx. 57.0 sq. metres (614 sq. feet)

Google Maps

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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. Bio mass heating system. Drainage to septic tank.

Private water supply with filtration system.

Postcode

Council Tax

EPC

Tenure

NE48 1LE

Band B

Rating F

Freehold

Viewings Strictly by Appointment

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