

Rothley Cottage

CATTON | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A rare opportunity to acquire a charming cottage,
beautifully renovated to a high standard and set in a
picturesque Northumberland village

Allendale 1.7 miles | Haydon Bridge 5.6 miles | Hexham 8.8 miles | Corbridge 12.5 miles
Newcastle International Airport 30 miles | Newcastle City Centre 33 miles.





Accommodation in Brief

Ground Floor

Entrance Porch | Sitting Room | Kitchen/Dining Room | Utility Room

First Floor

Two Double Bedrooms | Family Bathroom

Outbuildings

Two Storerooms









The Property

Dating back to 1857, Rothley Cottage is a charming, terraced home nestled in the tranquil village of Catton, Northumberland. Recently renovated to an exceptional standard with a no-expense-spared approach, this beautifully restored cottage features a delightful cottage garden set against a picturesque rural setting. Period properties refurbished to such exceptional quality are rare, making this cottage a unique find.

Inside, limestone flagstones run throughout the ground floor, and the spaces have been thoughtfully designed to preserve the cottage's rustic character while introducing modern amenities. Underfloor heating throughout the ground floor adds an extra layer of comfort.

The sitting room is west facing and showcases a striking wood-burning stove set within an original stone inglenook fireplace—a perfect focal point for cozy evenings.

The adjoining open-plan kitchen/diner is equally charming, blending exposed stonework and original oak beams. The kitchen is well appointed with ample shaker-style cabinetry and high-end integrated appliances, including a dishwasher, washing machine and dryer. The dining space at the rear of the cottage benefits from bi-fold doors and Velux windows, which fill the room with natural light and offer views of the rear courtyard and the open countryside beyond.

The first floor features two generously sized and neatly decorated double bedrooms, both with ample storage space provided by built-in wardrobes. The principal bedroom is particularly characterful, with vaulted ceilings, A-frame trusses, mezzanine storage, and an inglenook fireplace. The second bedroom offers a charming blend of exposed stone walls and a light, airy feel. The luxury family bathroom is finished to a high standard, with a bath, separate shower, and a heated towel radiator.



Externally

Rothley Cottage is set behind a traditional stone wall, with a beautiful cottage garden and well-maintained lawn and decorative planting. Off-road parking for two vehicles is available at the front, with additional parking at the rear. The front garden offers outdoor seating areas, where you can bask in the daytime sun and enjoy the glorious sunsets in the evenings.

To the rear, a low-maintenance, enclosed courtyard is paved with flagstones. The courtyard is a peaceful and private space for outdoor dining and relaxation, offering lovely views over the open countryside. The sunlit courtyard is complemented by two stone outbuildings, ideal for additional storage.





Local Information

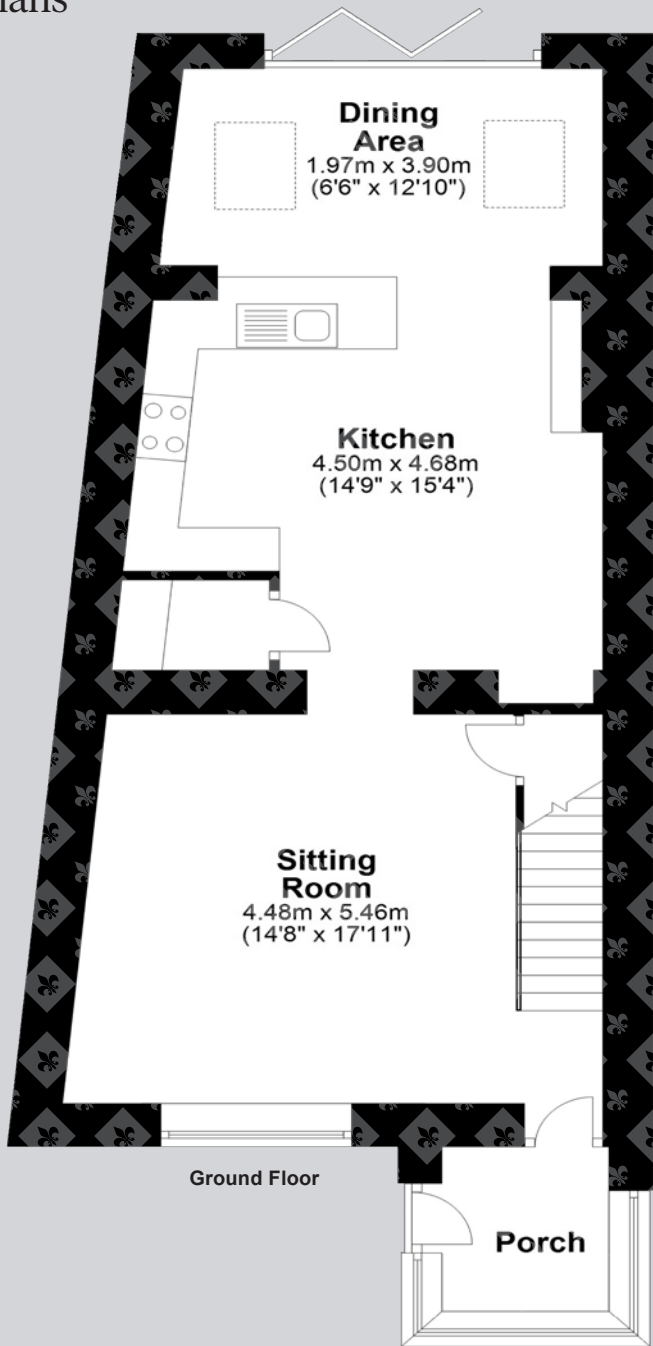
Catton is a small village set in the peaceful Allen valley within the North Pennines Area of Outstanding Natural Beauty. The beautiful surrounding area is ideal for the outdoor enthusiast with walking, cycling and nature on the doorstep. The C2C cycle route and the Pennine Way are both nearby. Nearby Allendale Town offers everyday amenities including health centre, post office, supermarket, tea rooms, butcher and pubs. Hexham provides several supermarkets, a good range of shops and eateries, leisure facilities, cinema, professional services and a hospital.

For schooling there is a primary school in Allendale while senior schooling is offered at Haydon Bridge High School and the well-regarded Queen Elizabeth High School in Hexham. In addition, Mowden Hall Prep School is just outside Corbridge, together with several private day schools in Newcastle.

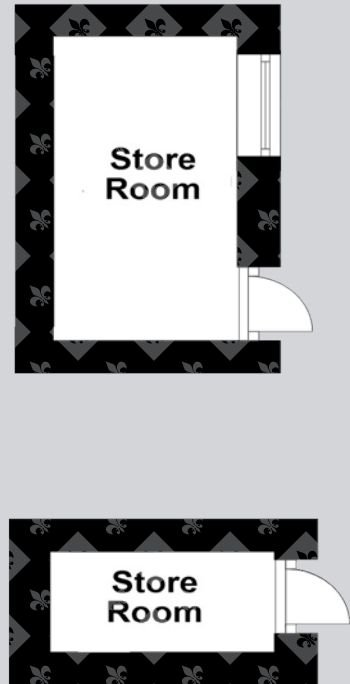
For the commuter, the A69 provides excellent access to Newcastle in the east and Carlisle in the west, while the A1 and M6 are also within easy reach for access north and south to other regional centres. There is a rail station at Hexham which provides regular cross-country services and in turn links other main line services to major UK cities north and south. Newcastle International Airport is also very accessible.



Floor Plans



First Floor



Total area: approx. 118.3 sq. metres (1273.8 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, water and drainage. Heating via air source heat pump with underfloor heating throughout the ground floor.

Postcode

NE47 9QR

Council Tax

Band B

EPC

Rating B

Tenure

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk





Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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