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Kielder | Hexham | Northumberland

Bellsburn Foot







# Accommodation in Brief

## Ground Floor

Conservatory | Kitchen | Bathroom | Living Room | Two Bedrooms

## External

Stone-built Barn | Gardens | Driveway





## The Property

Set against the sweeping backdrop of Kielder Forest and the Northumberland National Park, Bellsburn Foot is a charming stone-built cottage that offers seclusion, serenity, and a genuine connection to its wild and unspoiled surroundings. Occupying a generous plot of just under a third of an acre, this detached home is positioned at the end of a short track, with no immediate neighbours and uninterrupted views across rolling countryside. The property has undergone a recent renovation, incorporating well-considered contemporary enhancements that complement its rustic charm, creating a home that is both practical and welcoming. As part of the Dark Skies Park, the setting promises exceptional tranquility by day and extraordinary stargazing by night.

The accommodation begins in the glazed conservatory, where three elevations of windows frame open views across the gardens and surrounding landscape. This light-filled space serves as a versatile entry point, with room for coats and boots, as well as a quiet place to sit with a morning coffee or evening book. An internal door leads through to the kitchen, where traditional shaker-style cabinetry is paired with solid wood worksurfaces. A stainless-steel sink sits beneath a window overlooking the garden and the space also includes open shelving for added storage and plenty of room for freestanding appliances.





The living room is a versatile and inviting space that forms the hub of the home. The thoughtful layout easily accommodates both a comfortable seating area and a dining space, making it equally suited to relaxed family living or entertaining guests. Bespoke built-in cupboards provide practical yet elegant storage solutions, while a striking multi-fuel stove, set on a flagstone hearth within a deep fireplace, creates a warm and characterful focal point. French doors open directly onto a raised decked area, seamlessly extending the living space into the garden.



The principal bedroom, accessed from the living room, is a peaceful retreat, enjoying a dual aspect and plenty of room for freestanding furniture. The second bedroom, located at the opposite end of the property, is also well-proportioned, with fitted shelving and windows on two sides that frame views of the garden and beyond. The bathroom, positioned just off the kitchen, features stylish panelling and is neatly appointed with a bath and overhead electric shower.







## Externally

Bellsburn Foot sits within fully enclosed gardens that have been carefully designed to take advantage of the property's sheltered, south-facing position. Areas of lawn are interspersed with mature trees and shrubs, while a gravelled driveway provides generous parking and turning space, complete with an EV charger.



A stone-built outbuilding, divided into three rooms with power and light, offers excellent storage or scope for conversion (subject to the necessary consents). The gardens extend to include a raised deck, patio seating areas, and a lean-to log store, with each space designed to make the most of the superb open views and the surrounding countryside. A nearby stream and direct access to local walking routes only add to the property's appeal as a tranquil rural retreat.

## Local Information

Bellsburn Foot enjoys an enviably peaceful setting, positioned along a private track north of Kielder Village, a small hamlet within the North Tyne Valley, part of both the Northumberland National Park and the Northumberland International Dark Sky Park. This unique location places the property at the heart of one of Northumberland's most celebrated landscapes, with an abundance of off-road walking and cycling routes right on the doorstep. Water sports and cycle hire are available locally.

Kielder Village provides essential amenities, including a petrol station, post office, primary school, tearoom, and a village inn. In the summer, a shop and garage are also available. The nearby village of Falstone offers additional dining options, and Bellingham provides shops, cafés, a heritage centre, a health centre, and an 18-hole golf course.

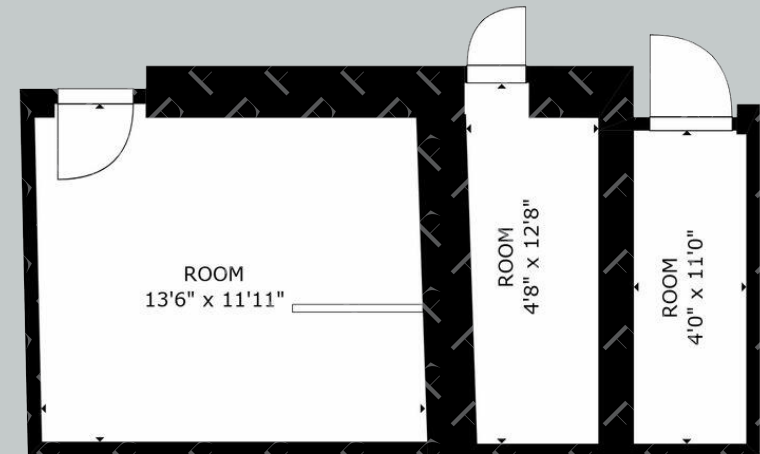
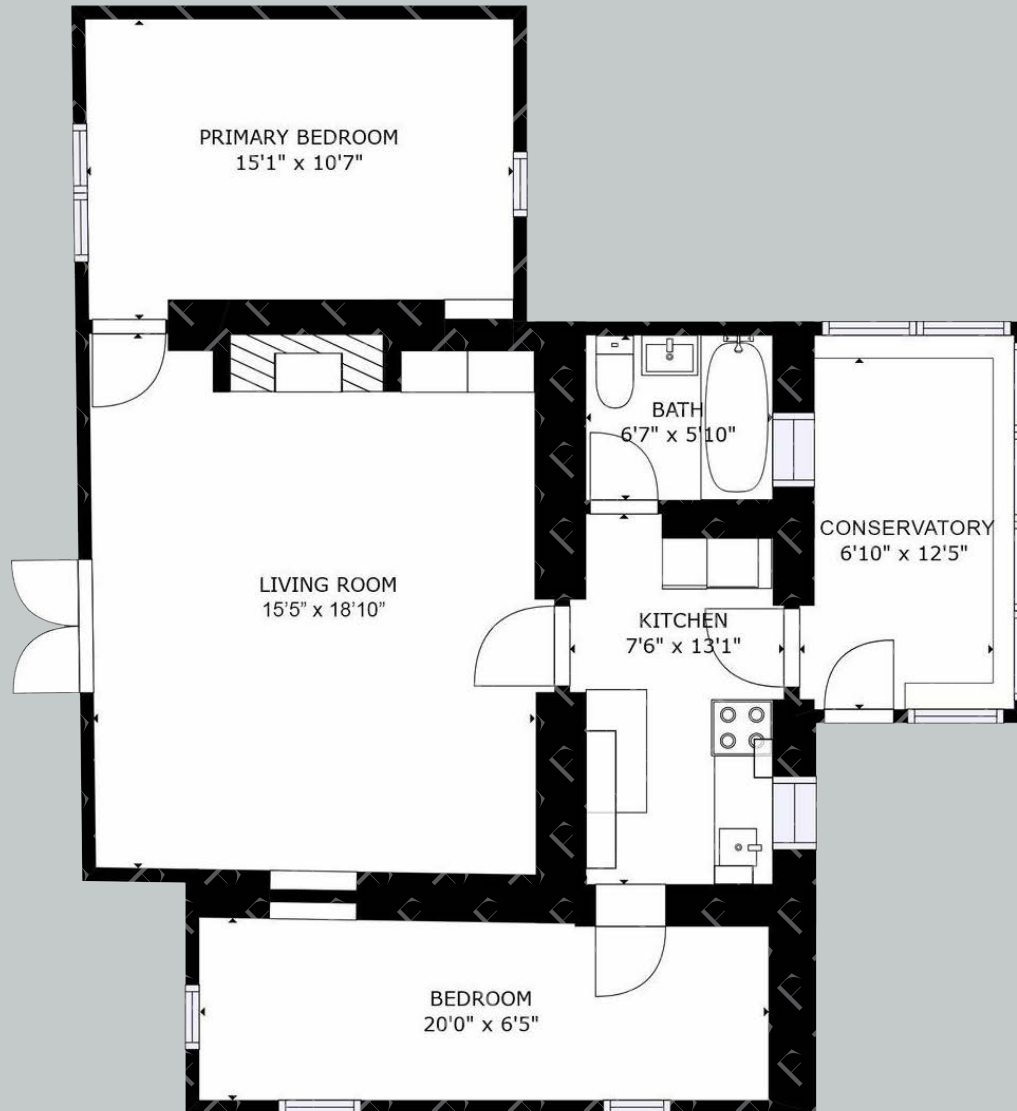
For broader services, Hexham has larger supermarkets, independent retailers, a leisure centre, cinema, theatre, and hospital. Newcastle is easily accessible, offering extensive cultural and recreational facilities.

Local schooling includes an excellent first school in Greenhaugh, with Bellingham offering nursery, junior, and secondary schools. Additional options are also available in Hexham and Haydon Bridge, with private schools in Newcastle.

The A68 and A69 provide great access to Newcastle and Carlisle, with a train station in Hexham offering cross-country services. Newcastle International Airport is also within easy reach.



# Floor Plans



Ground Floor

Total area: approx. 109.8 sq. metre (1182 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

Bellsburn Foot is serviced by private water (spring) and mains electricity, and private septic tank that is compliant with current UK regulations. The private water supply costs £100 per annum, payable to the Forestry Commission. There is LPG fired central heating, a new boiler and central heating system were installed in 2021.

Postcode

Council Tax

EPC

Tenure

NE48 1EN

Band C

Rating D

Freehold

## Viewings Strictly by Appointment

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