



LOW ALWINTON COTTAGES

ALWINTON
COQUET VALLEY

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An established portfolio of three traditional stone Northumbrian Cottages and three Scandinavian style Log Cabins in an idyllic rural location within the picturesque Coquet Valley. The properties are furnished and equipped to particularly high standard and are available for sale as a whole. The portfolio has not been aggressively managed and there exists undoubted potential to increase revenue. All furnishings, website, equipment and forward bookings will be included in the sale.



Alwinton

The property is situated on the eastern edge of the village of Alwinton, within the boundary of Northumberland National Park, Alwinton is located in Upper Coquetdale, approximately 11 miles west of the small market town of Rothbury, Simonside Hills and The National Trust's historic Cragside and 25 minutes of Alnwick. Newcastle-upon-Tyne is approximately 45 minutes away.

It is a small but vibrant community and at the heart is its pub; The Rose and Thistle. The pub brings together the national emblems from both the English and Scottish border.

Alwinton is also the starting point for a number of sporting events during the year including the Alwinton Round and the Cheviot Challenge. The village is also a favourite of Mountain Bikers.

Alwinton Car Park is a designated Dark Sky Discovery Site. It's uniquely dark skies mean it's the perfect place to indulge in some stargazing.

Services

Mains electricity and water.
Fully double-glazed.

Postcode

NE65 7BE

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The properties are subject to Business Rates.

Tenure

Freehold

EPC Rating

The Byre	B Rating
Coquet Cottage	D Rating
Cheviot Cottage	D Rating
Pine Lodge	E Rating
Reivers Lodge	C Rating
Pheasant Lodge	TBC

Viewing

On the B6341 travel through Thropton, approximately 2 miles beyond Thropton turn right, through Sharperton and Harbottle and towards Alwinton. Low Alwinton Cottages are on the right before Alwinton Village,

Location

For detailed directions please contact the selling agents.

Details Prepared July 2023
Property Reference 69648174





BYRE COTTAGE

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A stunning single storey stone-built property, it is a spacious converted barn offering contemporary 5-star accommodation. The property is appointed to a particularly high standard. Running off 100% Green Energy fuelled by an air source pump and solar panels. Byre Cottage boasts a very impressive energy rating. The accommodation comprises; Glazed Entrance Porch, spacious Living Room, beautiful Kitchen/Dining Room with doors to patio and natural light coming from Lantern style ceiling lighting, Three double Bedrooms, (two of which are en-suite) and a family Bathroom.

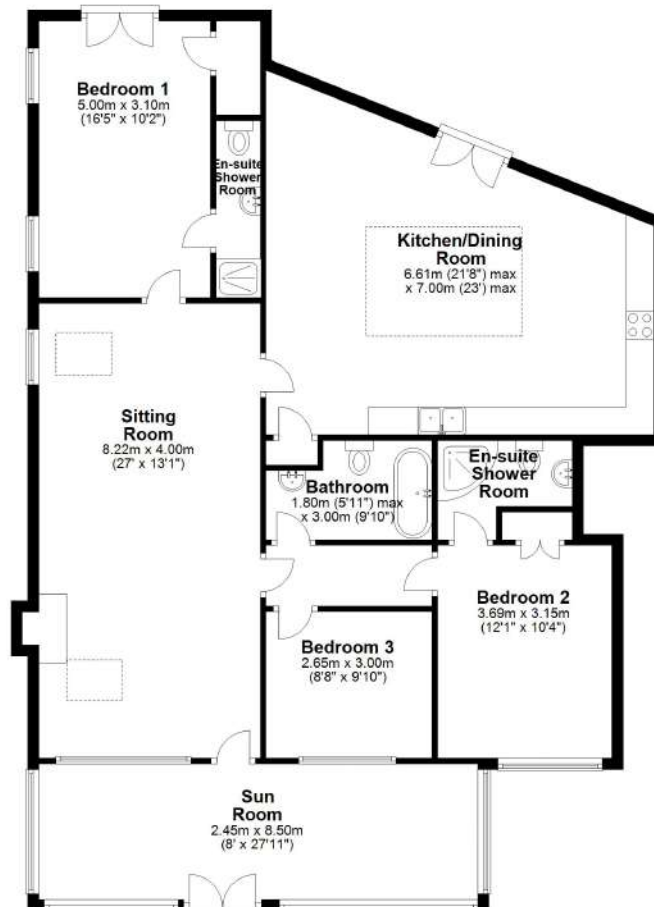
Sleeps 6 People. This has been offered as pet free accommodation.

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Ground Floor

Approx. 147.1 sq. metres (1583.8 sq. feet)



Total area: approx. 147.1 sq. metres (1583.8 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Byre Cottage, Low Alwinton





COQUET COTTAGE

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A stone built two storey semi-detached cottage, Coquet View is oldest amongst the Low Alwinton Cottages (over 200 years old) and retains much character such as exposed beams, exposed stone walls and deep skirtings. The Accommodation comprises On the Ground Floor Living room: With open fire. Kitchen/Dining Room, One Bedroom. Bathroom. On the First Floor: Two Double Bedrooms. The property benefits from Oil Central Heating (underfloor on ground floor) Enclosed lawned garden with sitting-out area. Private parking for 2 cars.

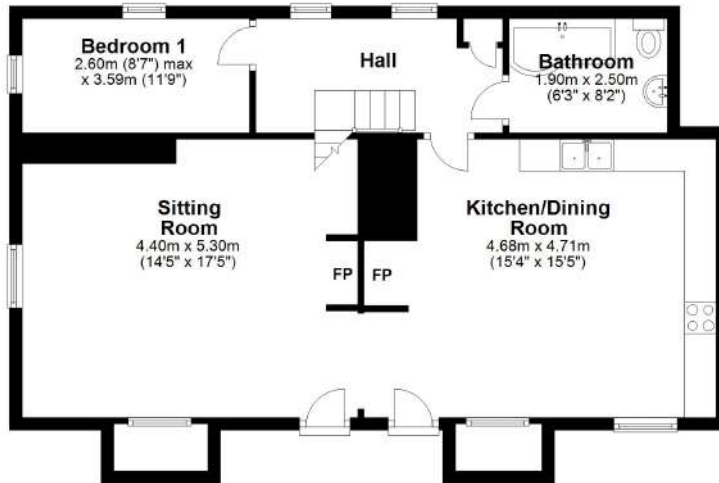
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Sleeps Six. This property has been limited to one pet.



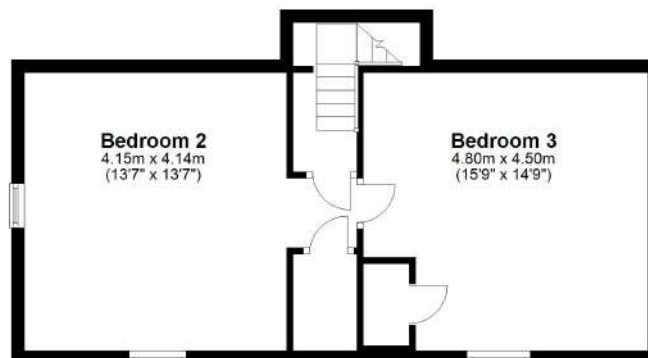
Ground Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



Total area: approx. 117.6 sq. metres (1265.9 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Coquet Cottage, Low Alwinton





CHEVIOT COTTAGE

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A stone built two storey semi-detached cottage, Cheviot Cottage adjoins Coquet Cottage. The Accommodation comprises; On the Ground Floor; Porch, Living Room, Dining Room, Utility and WC. On the First Floor: Three Bedrooms (Two Double and One Single) and Family Bathroom. The property benefits from Oil Central Heating (Cheviot View utilises Coquet Cottage's boiler as a separate zone). Enclosed garden and off road parking.

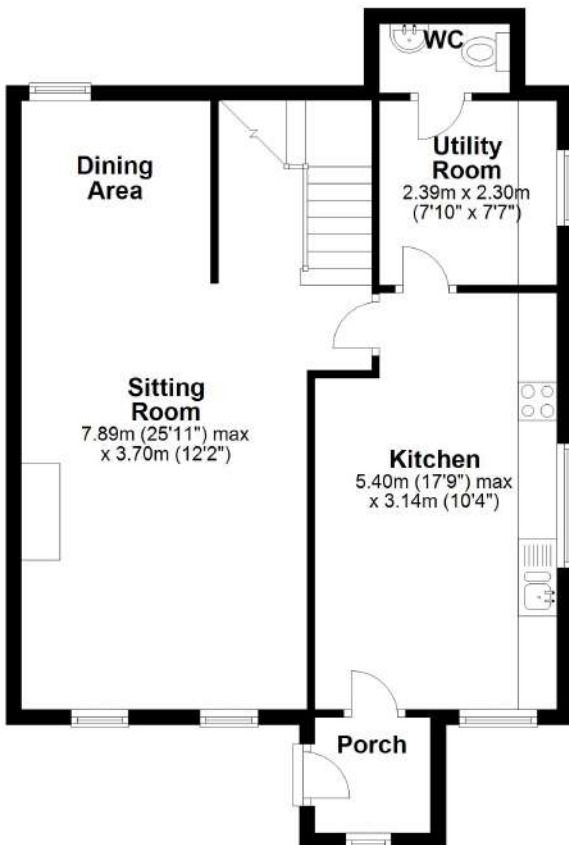
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Sleeps Five. This property has been limited to one pet.



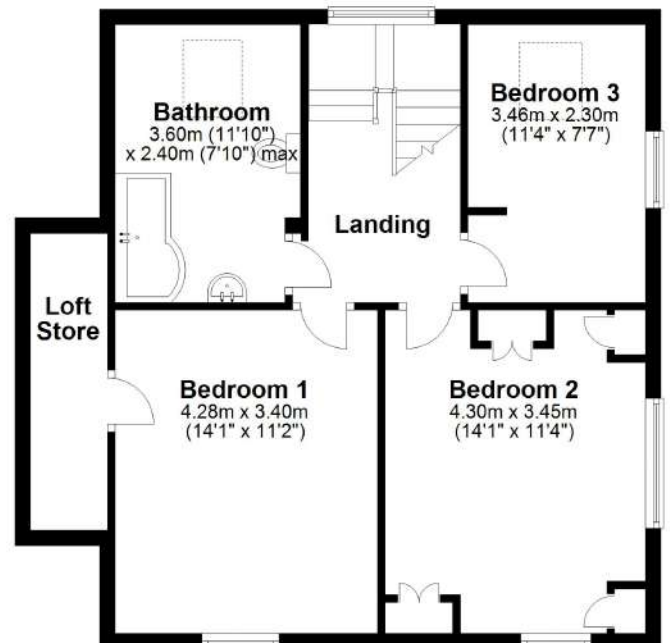
Ground Floor

Approx. 59.1 sq. metres (636.1 sq. feet)



First Floor

Approx. 62.7 sq. metres (674.7 sq. feet)



Total area: approx. 121.8 sq. metres (1310.8 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Cheviot Cottage, Low Alwinton







REIVERS, PINE AND PHEASANT LODGES

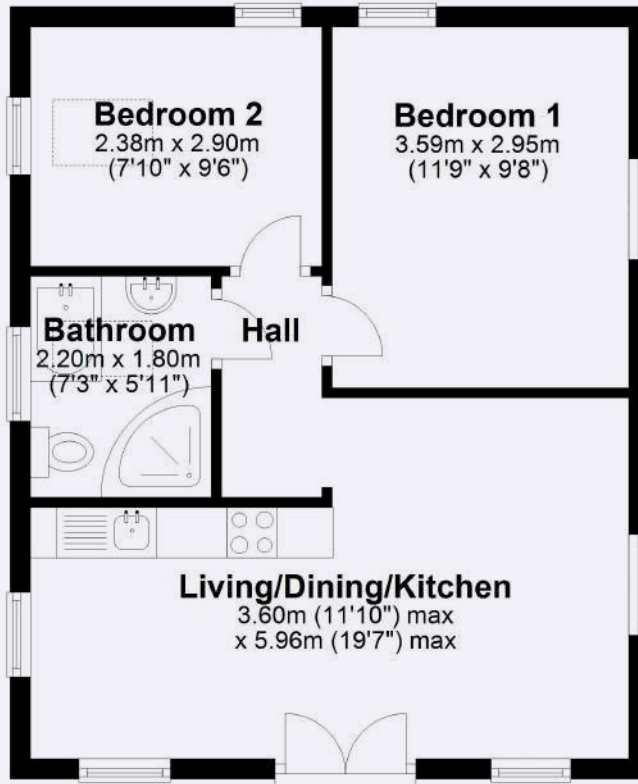
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Three substantial Scandinavian style log cabins have an open-plan Kitchen/Living Room areas, Balconies, Two Bedrooms and Bathroom. They are fully equipped and each sleeps up to 3/4 persons. Site facilities include a shared laundry area. Each of the lodges have allowed one pet. Private parking and enclosed gardens.

Ground Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 43.4 sq. metres (466.8 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Pine Cabin, Low Alwinton

Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 43.0 sq. metres (463.1 sq. feet)

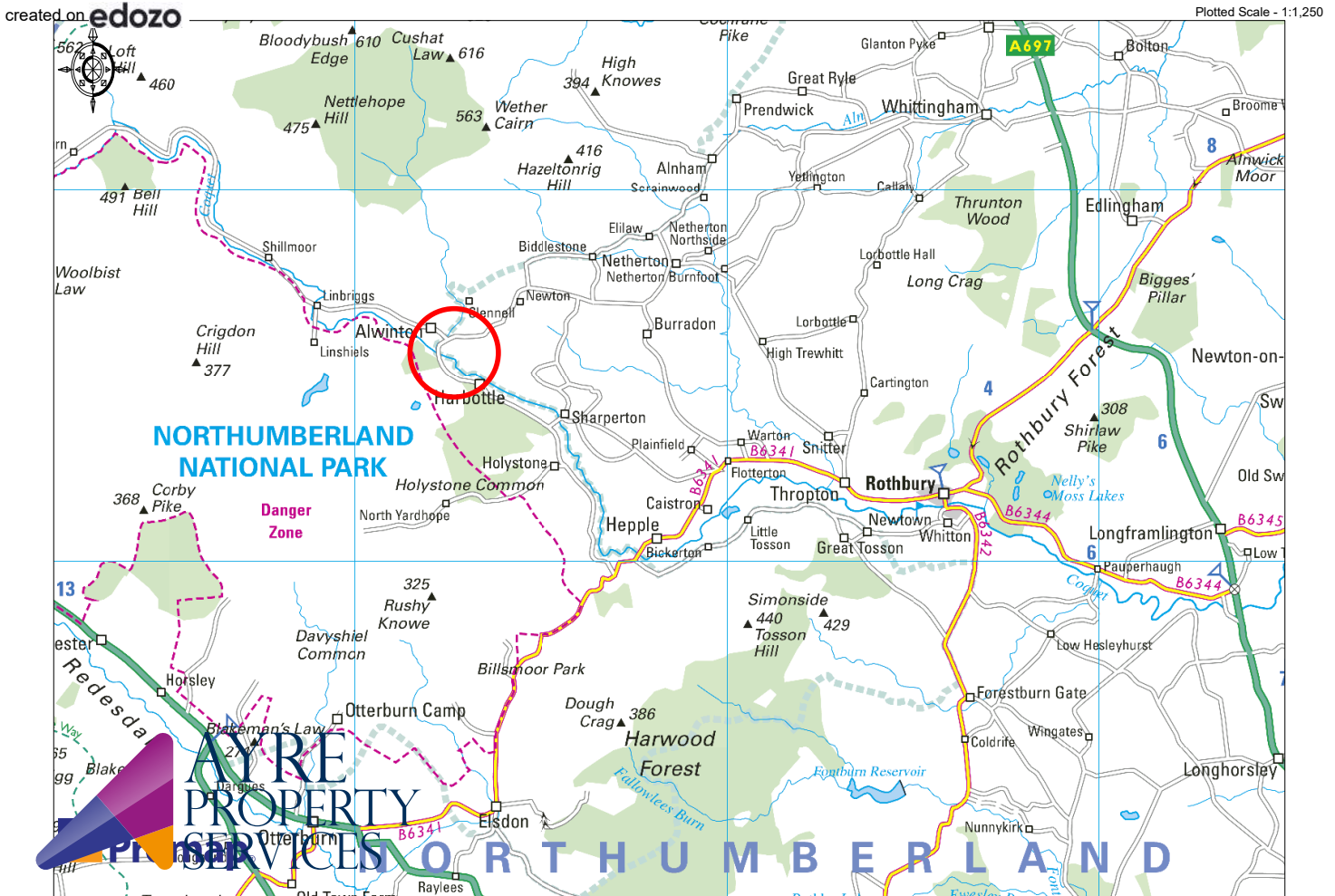
Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

Reiver Lodge, Low Alwinton









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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.