



# DRAKESTONE COTTAGE

## HARBOTTLE

# £175,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

01669 621312  
[ayrepropertieservices.co.uk](http://ayrepropertieservices.co.uk)

An immaculately presented single storey cottage in the extremely popular village of Harbottle. Set back from the road, Drakestone Cottage has been upgraded to an exceptionally high standard. Currently the property is utilised as a very successful holiday home, the contents of the cottage are included within the sale of the property, including the wood store and bike shed. The accommodation comprises; Porch, Sitting/Dining Room, Kitchen area and Shower Room. There is a small, enclosed rear garden/terrace which benefits from views of the hills and countryside surrounding the village. The property is within walking distance of The Star Inn which has become a destination stop for food lovers. The pub offers a small shop facility which is greatly used by visitors and locals.

## Harbottle

The property is situated at the eastern edge of the village and enjoys a peaceful rural location within the boundary of Northumberland's National Park. The river Coquet is within walking distance of the property and there are numerous footpaths and bridleways in the vicinity. The famous Drakestone walk is within easy reach.

The village of Harbottle lies in Alwinton Parish, some 7 miles from Rothbury. Harbottle is made up of just a single street, is one of the most picturesque of Coquetdale's villages. Many of the buildings use pale, biscuit-coloured sandstone. The village is overlooked by the ruins of a 12th-century castle.

## Amenities & Calendar

The Star Inn is in the centre of the Village and serves as a Community Hub and Information Centre for the Northumberland National Park. The Star Inn has a shop and a newsagents popular by Locals and Visitors alike.

Harbottle Church of England First School inspected and rated 'Good'. The Village Hall has many activities including yoga and music evenings.

## Harbottle Village Show

The show is held in "The Oak Field" at Harbottle. A magnificent setting, the site is a natural amphitheatre below the fells of the ancient Drakestone and overseen by the ruins of Harbottle Castle.

## Services

Mains electricity, water and drainage. Log burning stove. Fahren electric room heaters (efficient programmable heaters).

## Postcode

NE65 7DF

## Title Number

ND67901

## Location

Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

## Local Authority

Northumberland County Council

Tel: 01670 627 000

## Council Tax

The Property is subject to Business Rates.

## EPC Rating

Current Rating - tbc

Full report available

## Viewing

Strictly by appointment with the selling agents.

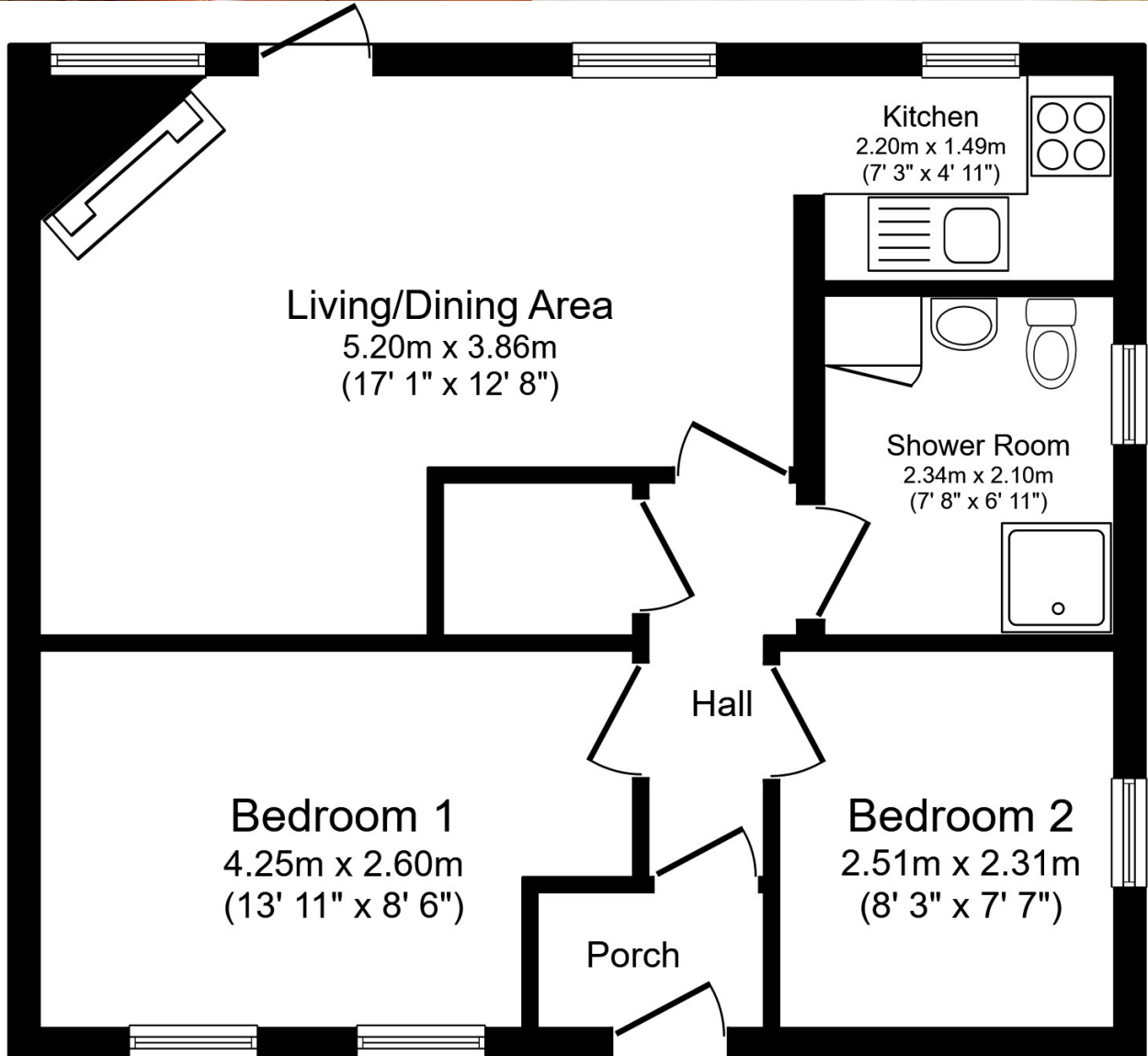
Details Prepared July 2024

Property Reference APS 15203500







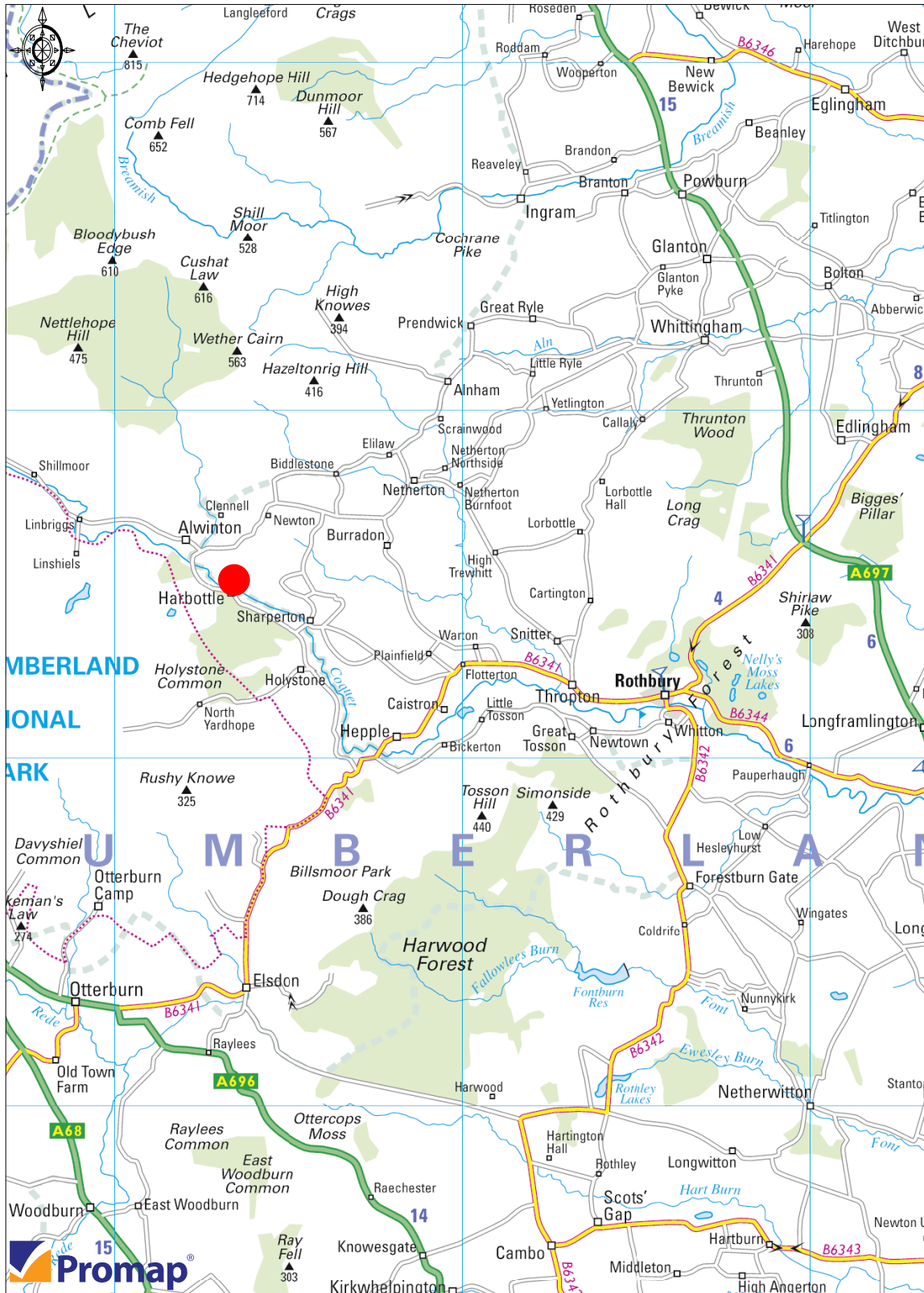












© Collins Bartholomew Limited 2012. All rights reserved. Plotted Scale - 1:175000



Townfoot, Rothbury, Morpeth NE65 7SP | [info@ayrepropertieservices.co.uk](mailto:info@ayrepropertieservices.co.uk) | [www.ayrepropertieservices.co.uk](http://www.ayrepropertieservices.co.uk) | 01669 621312

**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.