



STABLE COTTAGE

NEWTON FARM, HARBOTTLE

£450,000

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

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An extremely spacious stone-built cottage situated on the edge of the National Park with garden to the front and grounds to the side just under half an acre. In addition there is pasture land to the north extending to approximately one acre, historically used for grazing. Interior features include fireplace, a log-burning stove, timber floorboards, doors and quarry-tile flooring. Arranged over two floors and extending to approximately 2,400 sq ft, the Accommodation comprises; On the Ground Floor; Large Entrance Hall with seating area, Shower Room, Sitting Room, Dining Room, Kitchen/Breakfasting Room, Utility, and store/boiler room. On the First Floor Large Landing/Study, 3 Bedrooms and Family Bathroom. The principal bedroom has an En-Suite shower room. Externally, the property is approached by a gravelled drive, there are timber stables to the side. There is also a large garage which, if required could be incorporated into the Living Accommodation, subject to necessary consents.

Newton Farm

Newton Farm is a small hamlet in the heart of the Coquet Valley. Alwinton is 2 miles away, Harbottle is 3 miles away and the market town of Rothbury is 7 miles.

The village of Harbottle lies in Alwinton Parish, some 7 miles from Rothbury. Harbottle is made up of just a single street, is a 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.

Harbottle

The Star Inn 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 ruins of Harbottle Castle.

Alwinton

It is a small but vibrant community and at the heart is its pub; The Rose and Thistle, recently refurbished with highly regarded chef at the helm. 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.

Alwinton Show

The last in the calendar and a firm favourite. One of the largest in the Coquet Valley with a stunning backdrop.

Services

Mains electricity, water via a private borehole and the original shared spring supply as back up in power cuts. The drainage is to a shared septic tank system. Oil Fired Central Heating. Log burning stove.

Postcode

NE65 7DP

Title Number

ND72065

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 in Band E (£2,773.90 - 2024/25)

Energy Performance Certificate

EPC Rating - D

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

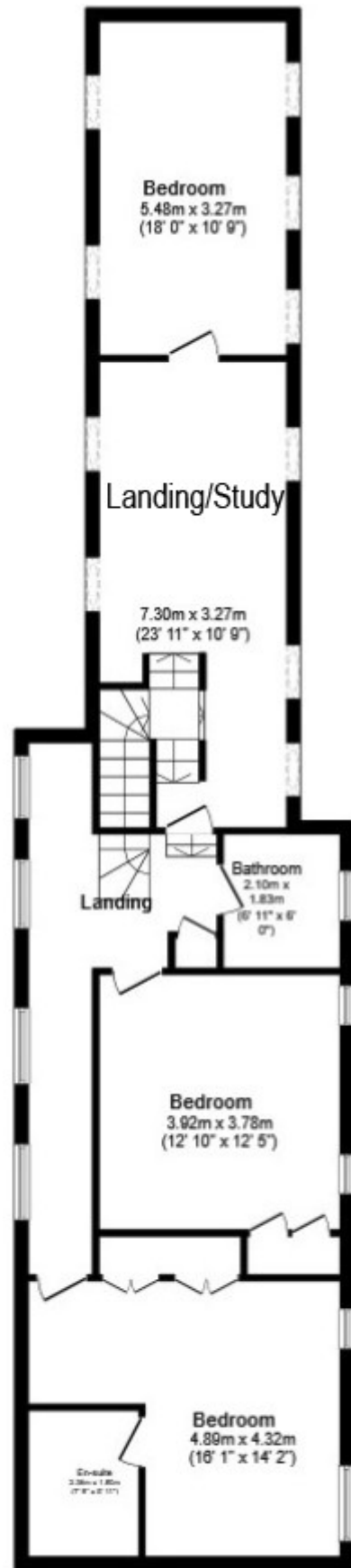
Details Prepared August 2024

Property Reference APS 99708077

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



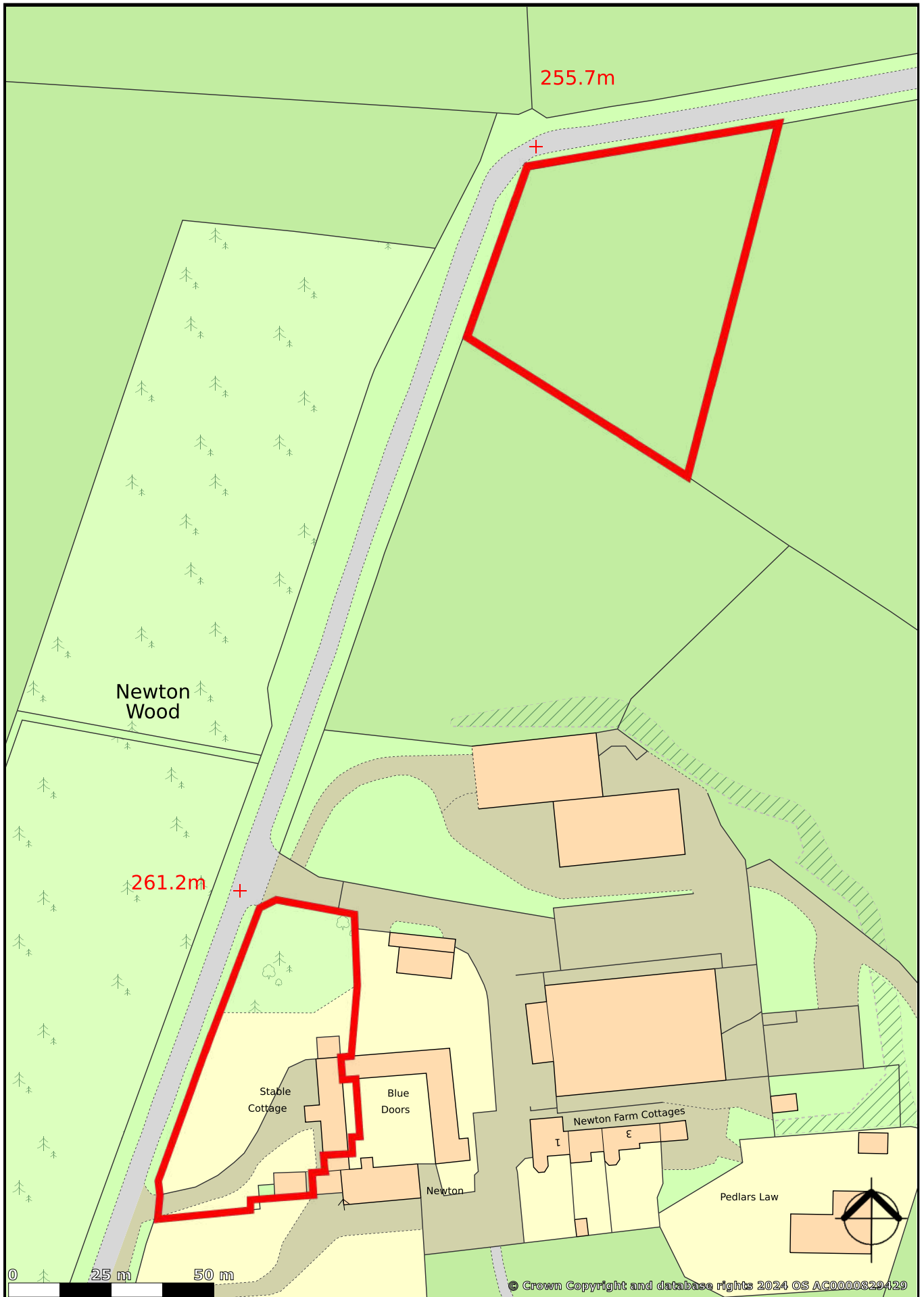


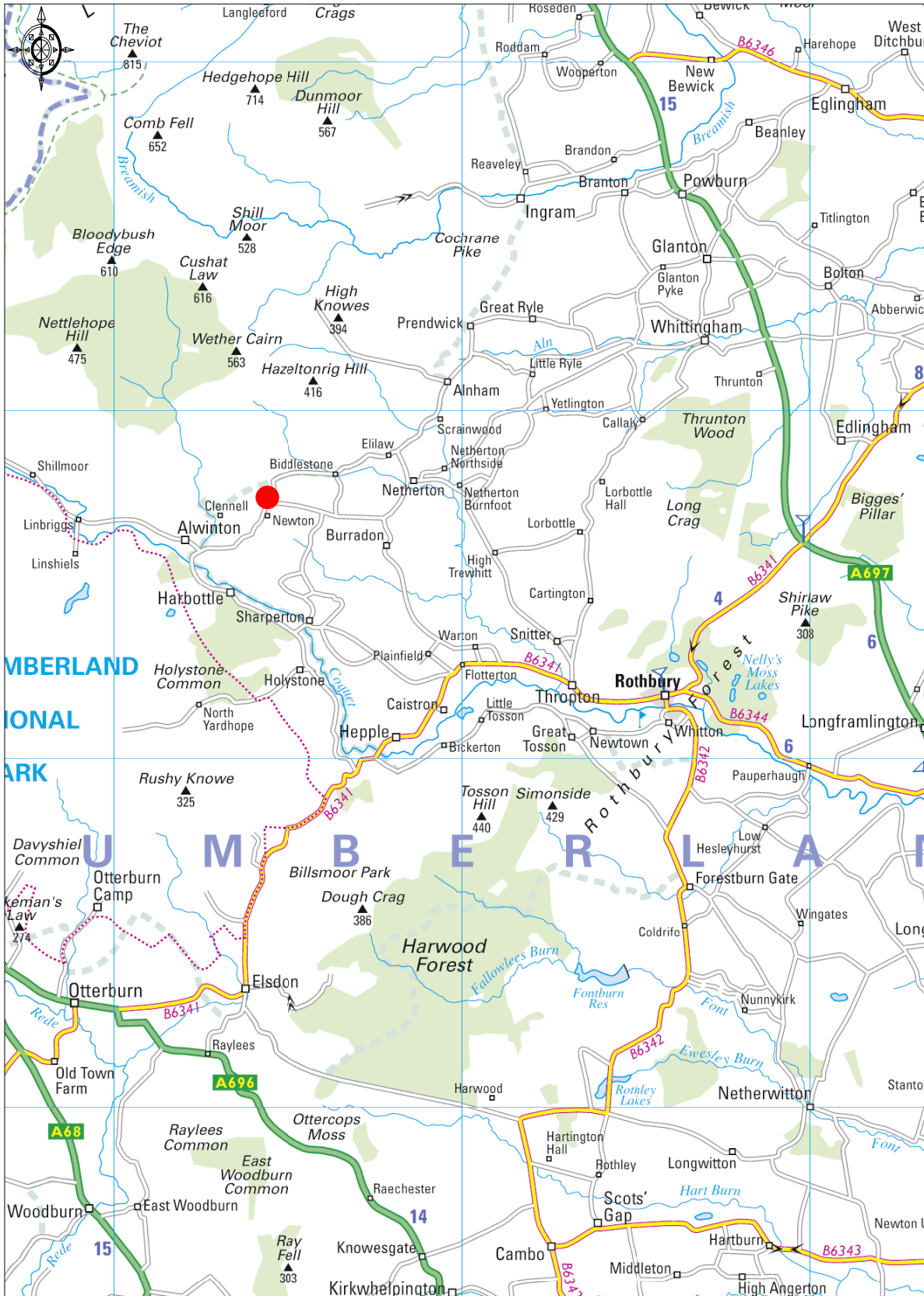






Stable Cottage, Newton Farm, Harbottle, Morpeth,
NE65 7DP





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Location Plan

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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.