



# WAYSIDE & HONEYSUCKLE COTTAGES HARBOTTLE

AYRE  
PROPERTY  
SERVICES

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# £400,000

GUIDE  
PRICE

A pair of semi-detached stone-built period cottages for sale as a single lot. The properties require modernisation and updating and may be considered suitable, subject to necessary consents, for amalgamation to create a substantial detached house (Gross Internal Area extends to approximately 2,300 square feet). Gardens and grounds extend to approx. a third of an acre and incorporate a range of stone outbuildings, spacious driveway, and ample gardens to the rear. The property enjoys an extremely attractive rural location. Situated in the pretty of Harbottle Village, the cottages offer a rare, but exciting opportunity to create one or two properties in the heart of the Coquet Valley. Accommodation comprises; Wayside Cottage; Sun Room, Sitting Room, Kitchen, Living Room, 4 Bedrooms, 2 Bathrooms, Utility and WC. Honeysuckle comprises; Living Room, Kitchen, 2 Bedrooms and Bathroom.



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.

Postcode

NE65 7DG

Services

Wayside Cottage

Mains electricity, water and drainage. Log burning stove. Electric room heaters. Solar panels with battery storage. Fully double glazed.

Honeysuckle Cottage

Mains electricity, water and drainage. Log burning stove.

Tenure

Freehold

Local Authority

Northumberland National Park Authority  
Eastburn  
South Park  
Hexham  
Northumberland NE46 1BS

Tel: 01434 605555

Northumberland County Council  
Tel: 01670 627 000

Council Tax

Wayside Cottage Band: D £2,269.55 - 24/2025  
Honeysuckle Cottage Band: B £1,765.20 - 24/2025

Energy Performance Certificate

Wayside Cottage EPC Rating: F  
Honeysuckle Cottage EPC Rating: E

Location

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

Detail Prepared  
Property Reference

February 2025  
7410641



Wayside Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	21 F	
1-20	G		

Honeysuckle Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Connectivity

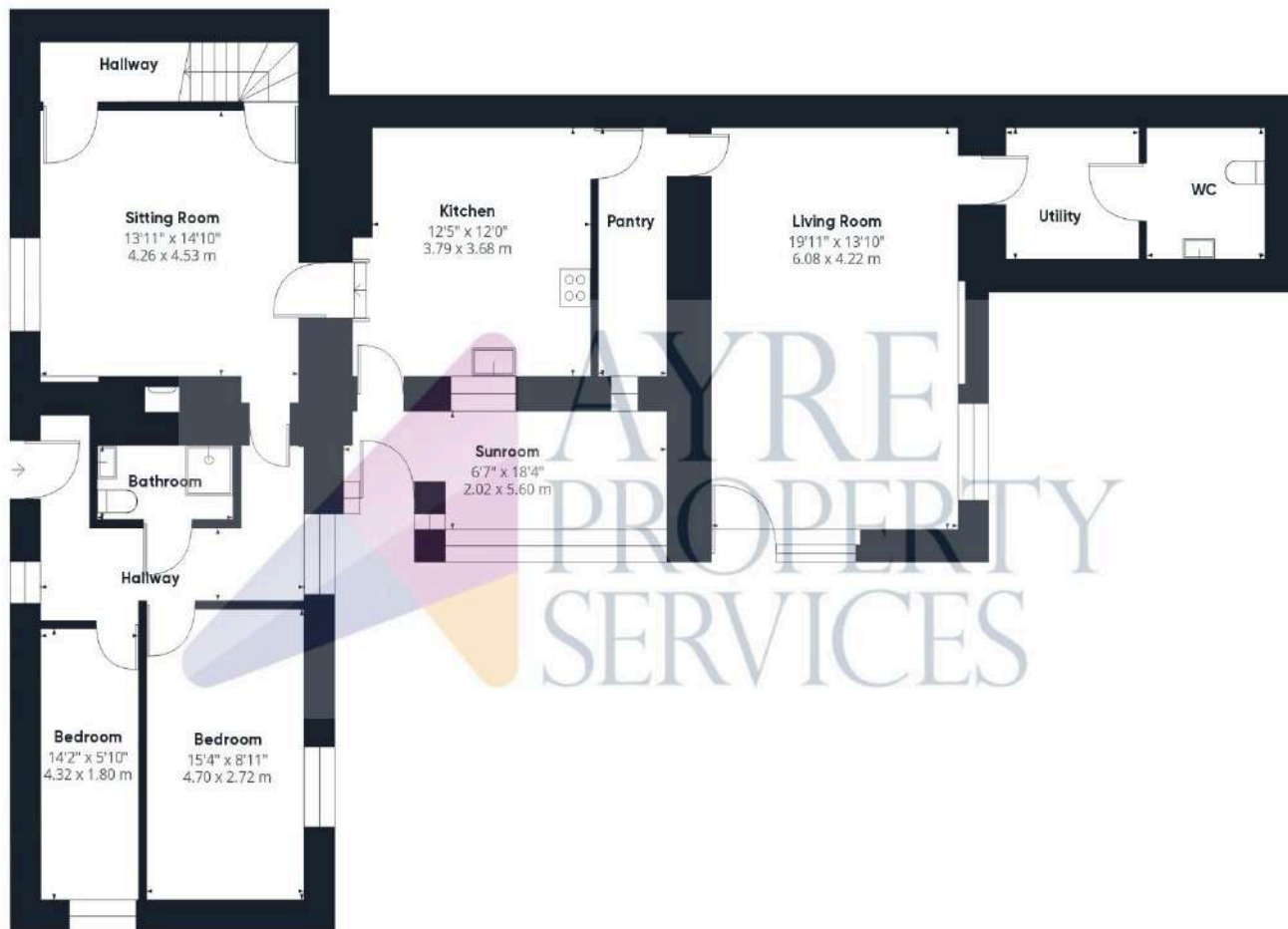
Broadband	Download	Upload
Standard	18 Mbps	1 Mbps
Superfast	56 Mbps	9 Mbps

Mobile Coverage

Indoor		
EE	None	None
Three	None	None
O2	Limited	Limited
Vodafone	Limited	Limited

Outdoor		
EE	Limited	Limited
Three	Likely	Likely
O2	Likely	Likely
Vodafone	Likely	Likely

Further checks @ <https://checker.ofcom.org.uk>



**Floor 0** Building 1

Wayside Cottage



**Floor 1** Building 1

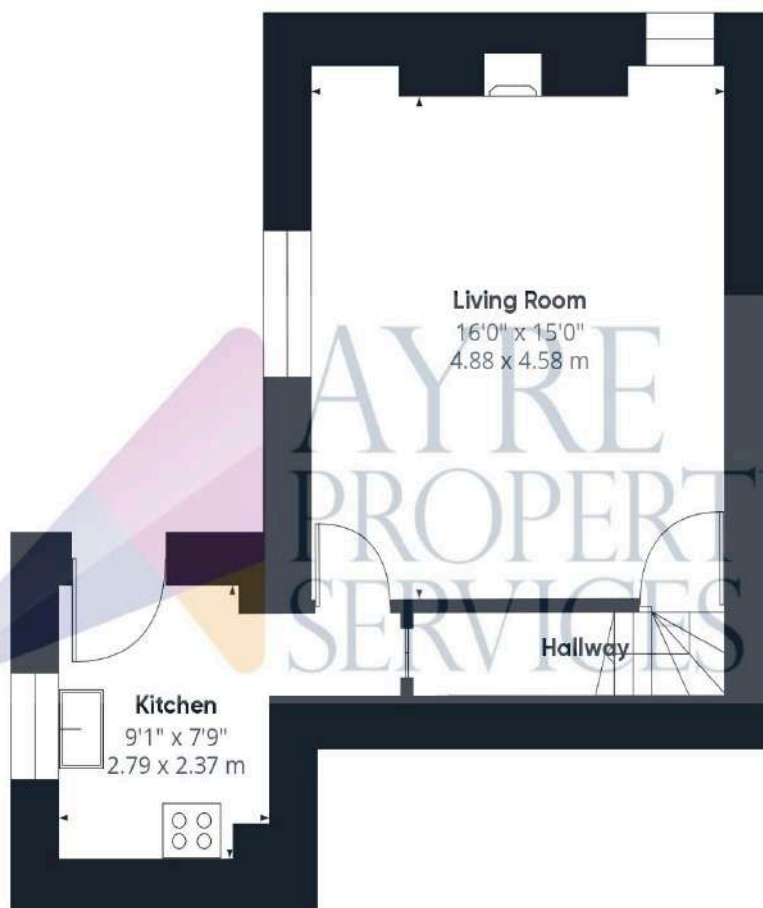






Honeysuckle Cottage





Floor 0 Building 2

Honeysuckle Cottage



Floor 1 Building 2























Honeysuckle Cottage







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PROPERTY SERVICES

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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.