



WEST END HOUSE

HARBOTTLE

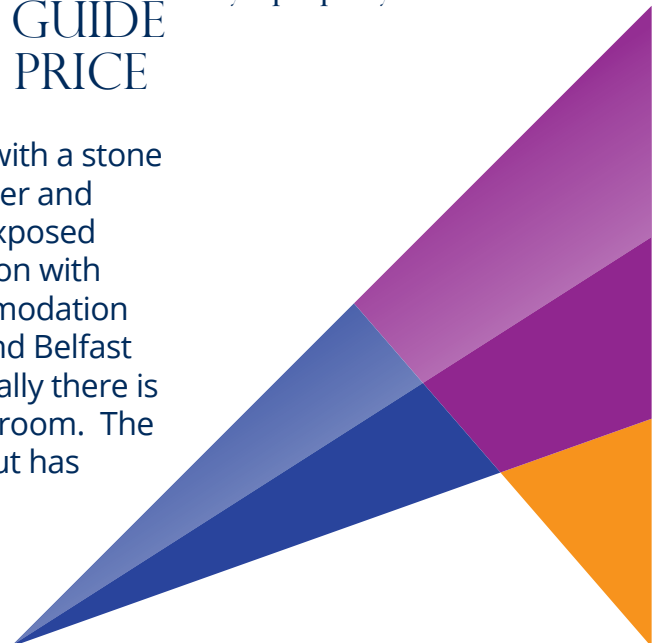
AYRE
PROPERTY
SERVICES

£300,000

GUIDE
PRICE

01669 621312
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An attractive stone-built property on the edge of the village with a stone workshop/store to the rear. The house retains much character and period features including window shutters, sash windows, exposed stone walls and fireplaces. The property enjoys a rural location with views over open countryside from the front garden. Accommodation comprises Entrance Porch, Sitting Room, Kitchen with Aga and Belfast sink, Cloakroom, 2 Double Bedrooms and Bathroom. Externally there is a small garden to the front of the property with wooden sunroom. The property would benefit from modernisation and updating but has potential to be a comfortable family home.



Harbottle

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.

Amenities & Calendar

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 the ruins of Harbottle Castle.

Postcode

NE65 7DG

Services

Mains water and drainage. Oil central heating.

Energy Performance Certificate

Current Rating - D
Full report available upon request.

Title Numbers

ND102464

Tenure

Freehold

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

Council Tax Band: C - £2,094 24/25

Location

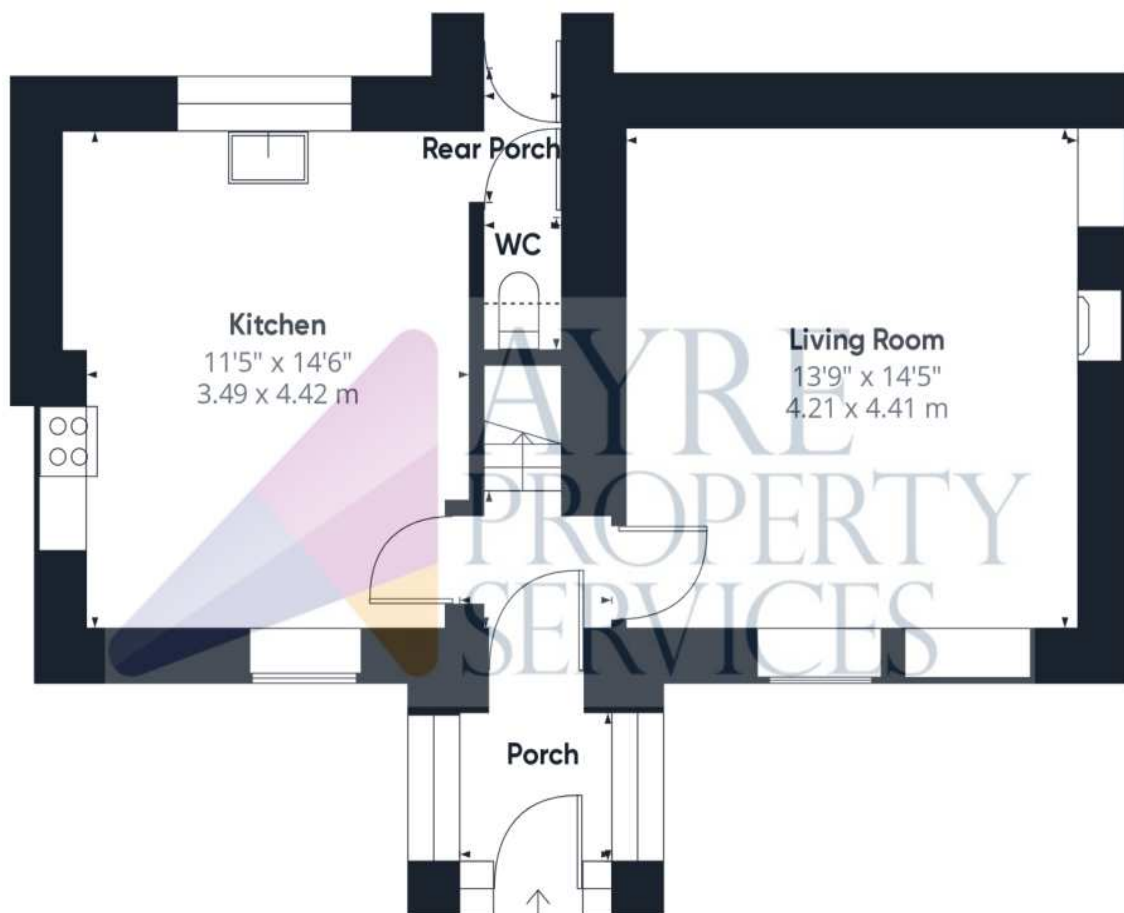
Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.

Detail Prepared March 2025
Property Reference 96217456

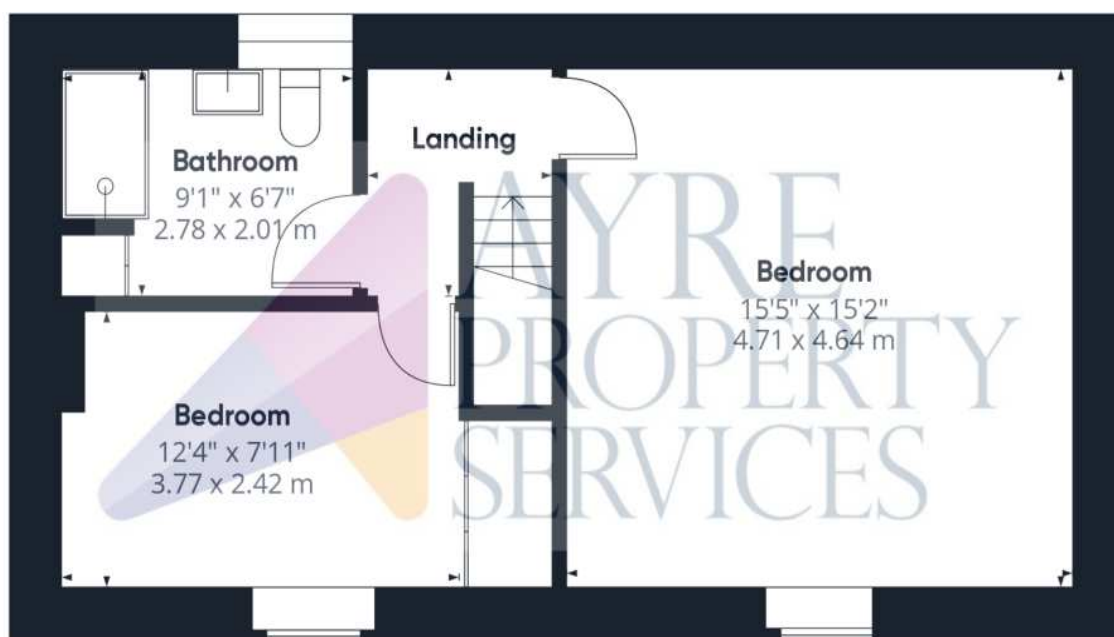


Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

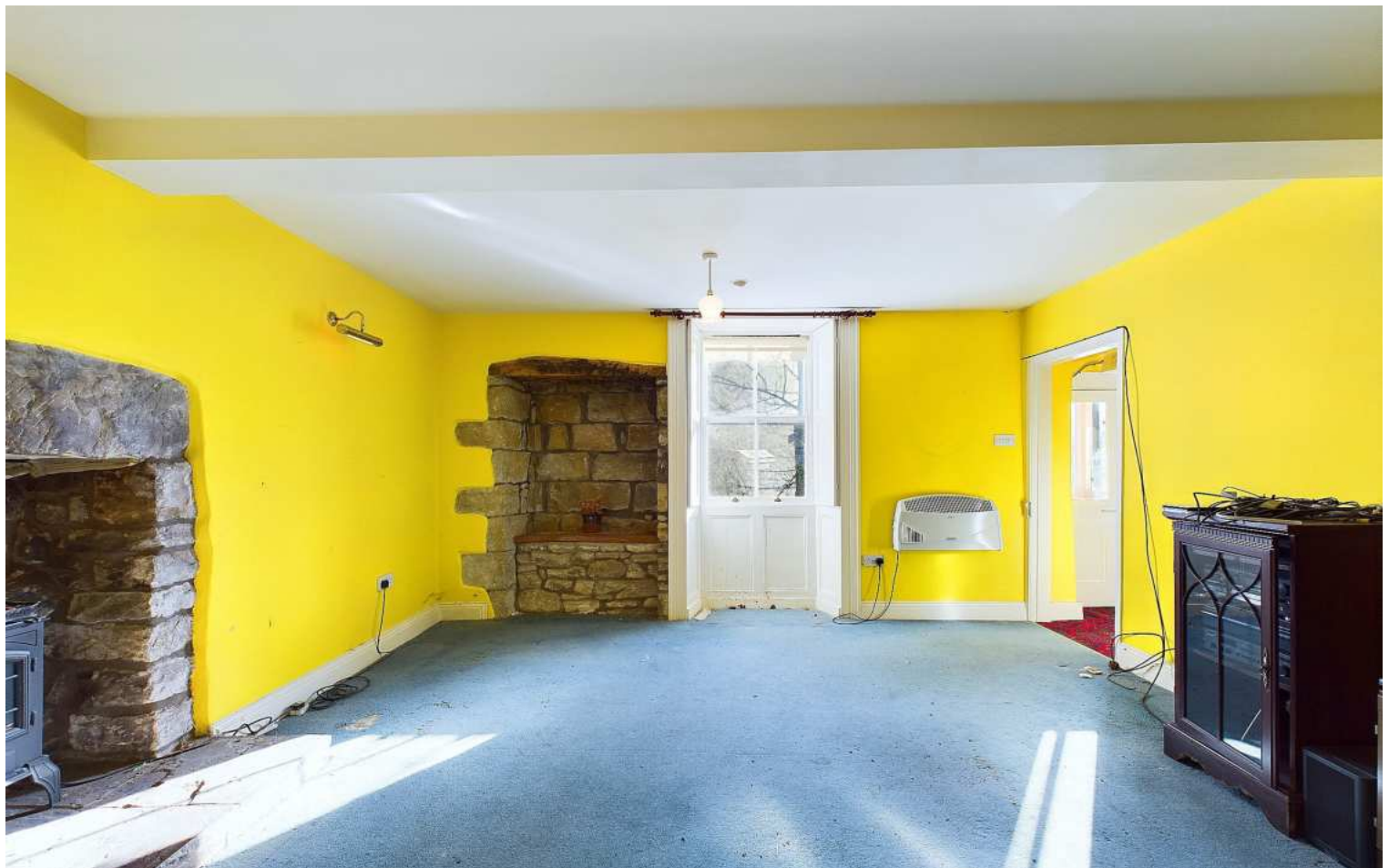
Connectivity	Download	Upload
Standard	18 Mbps	1 Mbps
Superfast	59 Mbps	11 Mbps
Mobile	Voice	Data
EE	None	None
Three	None	None
O2	Limited	Limited
Vodafone	Limited	Limited



Floor 0 Building 1



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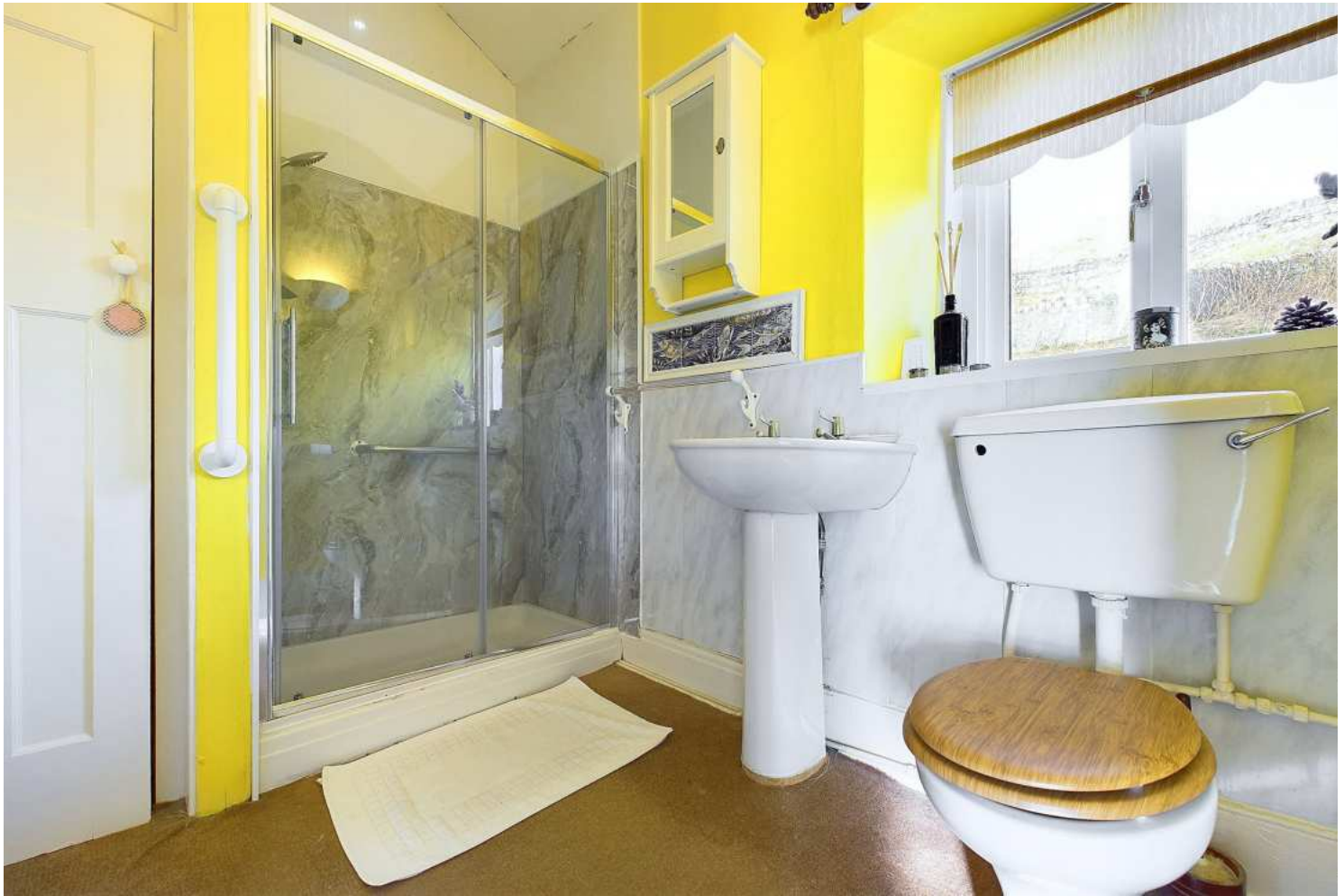




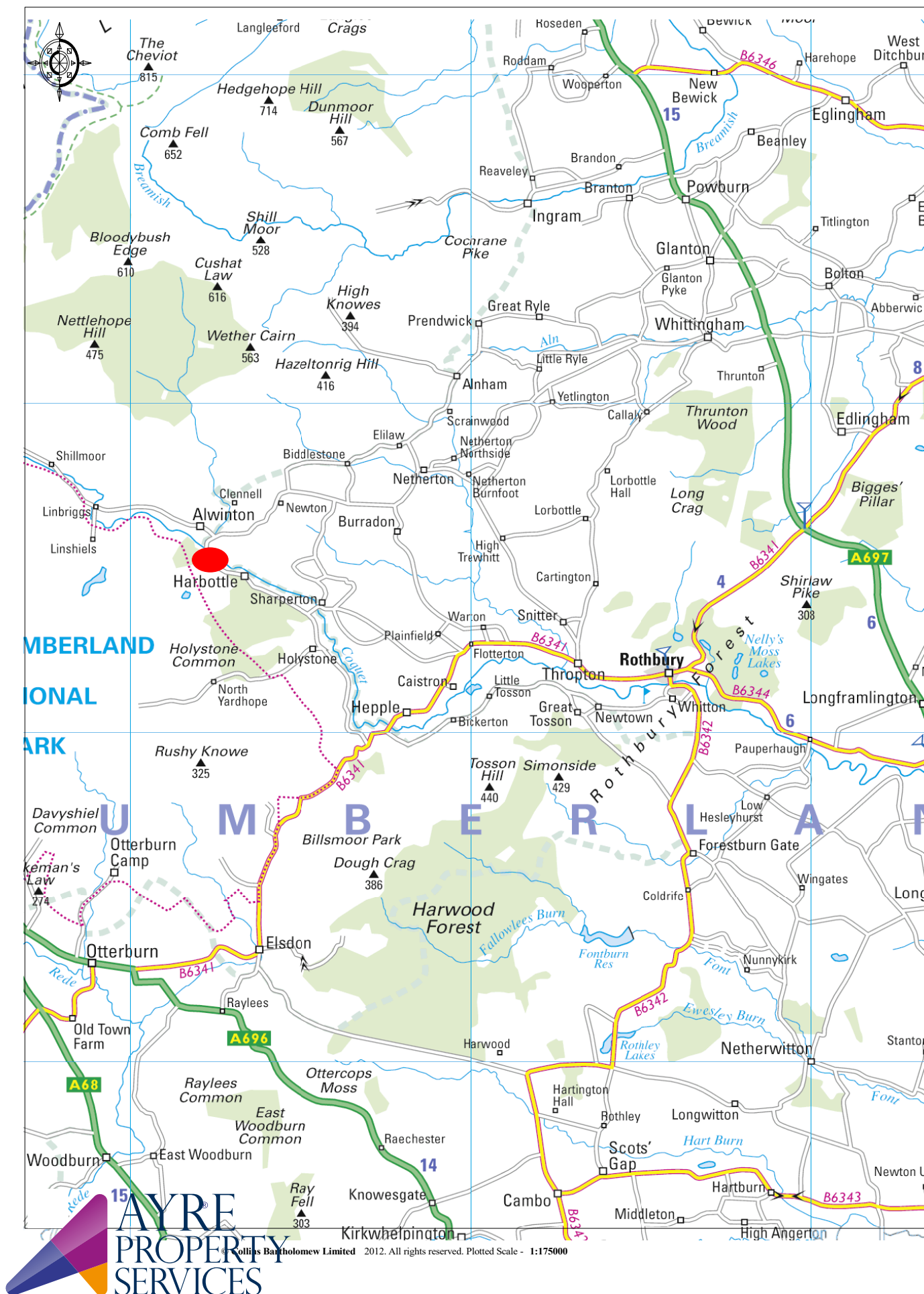












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Important Notice

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