



THE WYND HOLYSTONE

£450,000

GUIDE
PRICE

An exceptionally well-presented detached house in the heart of Holystone Village. Set in very private gardens and grounds extending to approximately a quarter of an acre. The Accommodation comprises; On the Ground Floor; Entrance Hall, Dining Room, Sitting Room overlooking the rear garden, Farmhouse Style Kitchen Breakfasting Room, Cloakroom; Ground Floor Bedroom with En-Suite. On the First Floor; Two Double Bedrooms with Two large Dressing Rooms, (these could be easily converted into en-suite facilities). Externally there are pretty cottage gardens predominately down to lawn with path running through it with mature borders and patio and seating areas. To the front of the property a gravelled drive offers ample parking, more seating and a wooden storage shed.

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Holystone

The Hamlet of Holystone consists of 19 houses sitting in the Northumberland National Park, The new forecourt and Grocery Store in Thropton Village is approximately 6 miles away. The small market town of Rothbury is approximately 7 miles away, facilities include First and Middle Schools, a library, art centre, a number of public houses/ restaurants, golf club, professional & medical services and a full range of local shops. Holystone is a friendly community and boasts its own History group which investigates local sites including the Roman road which passes through the village and an ancient Priory where the church still stands today. There is also a Squirrel Group who monitor and preserve the Red Squirrel population in the woodlands around the area.

Interest in the Hamlet has spiked of late with the success of the LJ Ross 'Lady's Well' fictional book.

There are twice weekly milk deliveries, daily papers are also available and the famous Eyemouth fish merchant visits each week with fresh fish.

The Wynd

The entrance has parquet flooring, and leads into the light and spacious reception room. The Living Room has a log burning stove and doors leading to the rear garden, perfect for summer evenings and enjoying the last of the sun.

The Farmhouse kitchen had modern fitted units, new installed Double Oven range cooker with 5 ring gas hob.

Services

Mains electricity, water and septic tank drainage. Oil-fired central heating .

Postcode

NE65 7AJ

Energy Performance Certificate

EPC Rating

Current Rating E(54)

Potential Rating B(88)

Local Authority

Northumberland County Council

Tel: 01670 627 000

Council Tax

The property is in Band E (£2,903.15 - 2025/26).

Tenure

Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

Details Prepared April 2025

Property Reference

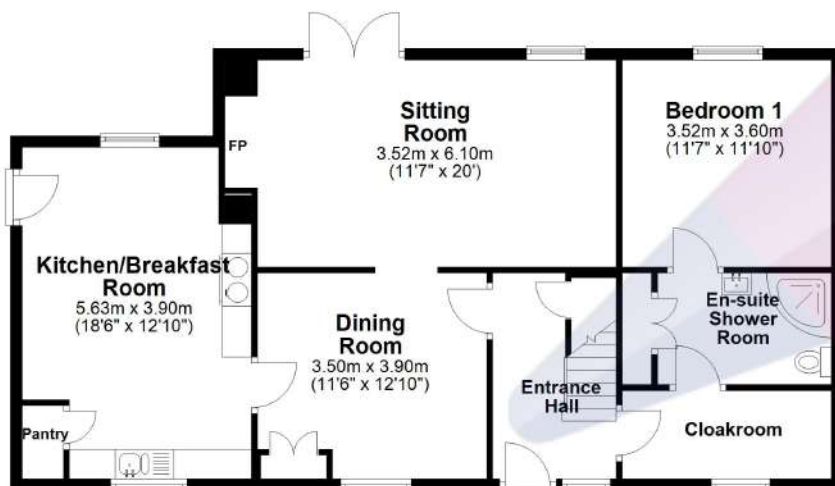
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





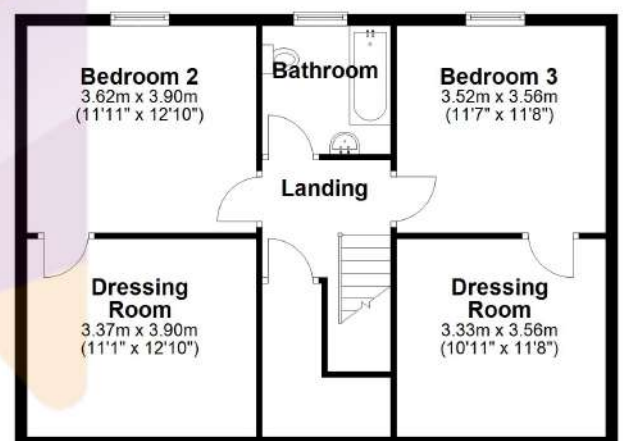
Ground Floor

Approx. 93.5 sq. metres (1006.3 sq. feet)



First Floor inc. restr. head height

Approx. 69.0 sq. metres (743.0 sq. feet)



Total area: approx. 162.5 sq. metres (1749.4 sq. feet)

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

The Wynd, Holystone



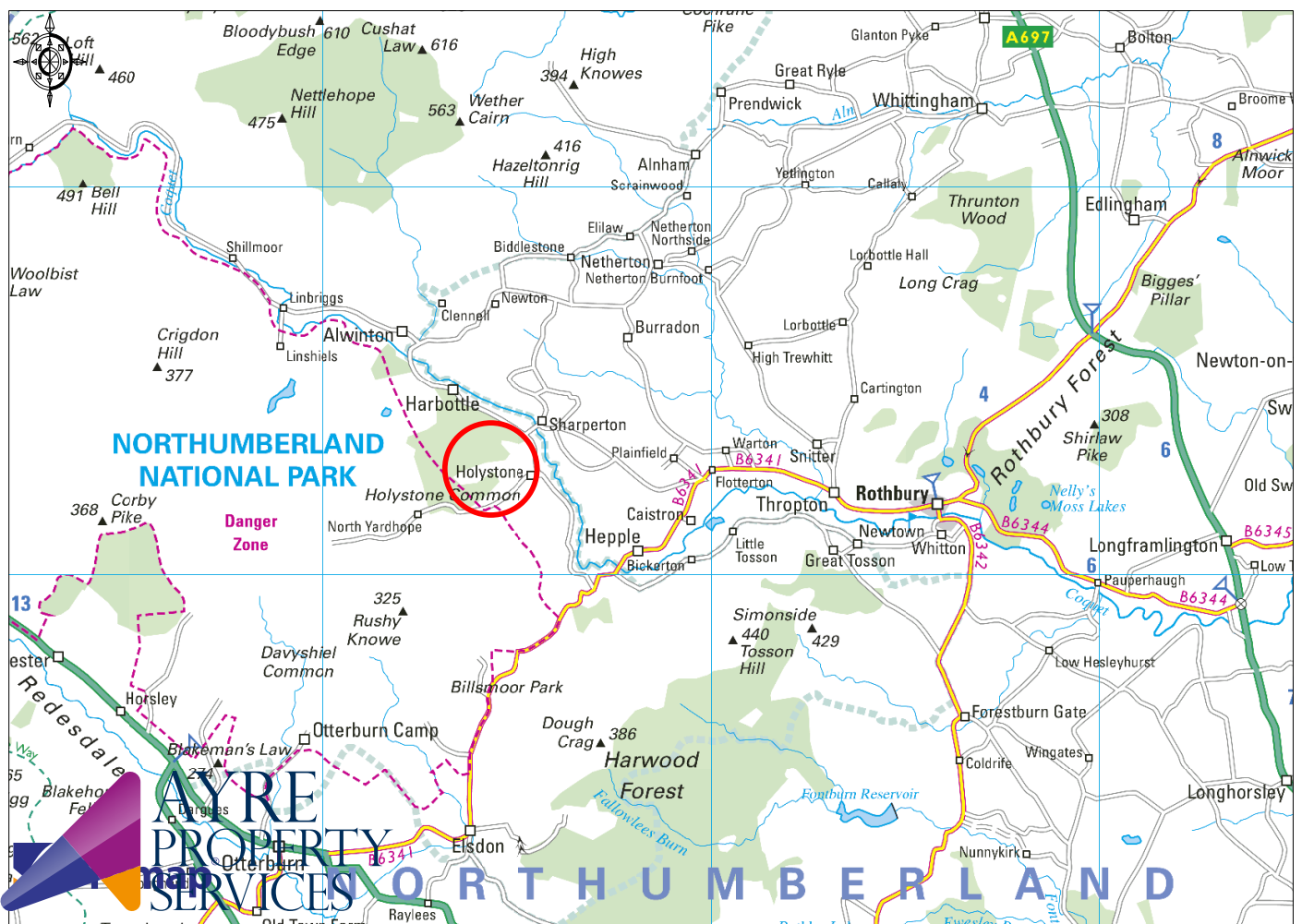












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