



# PEDLAR'S REST

## SHARPERTON

# £600,000

GUIDE  
PRICE

AYRE  
PROPERTY  
SERVICES

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An attractive and well proportioned detached natural stone house set within a delightful site of approximately one third of an acre in the unspoilt Coquet Valley. The property offers spacious, light-filled contemporary living in an idyllic rural setting. Approached via a private gated driveway, the house benefits from mature gardens and lovely views over the surrounding countryside and towards the Northumberland National Park. The accommodation briefly comprises: On the Ground Floor: Entrance lobby to spacious Entrance Hall; cloakroom/WC; large contemporary Kitchen/Breakfast Room with painted oak units, central island, and integrated appliances; Utility Room; Dining Room; full-length Sitting Room with dual-aspect windows and French Doors opening to the predominantly South and south-east-facing rear garden. On the First Floor: a generous full-length Master Bedroom with dual aspect windows and a well-appointed en-suite Bathroom/WC; two further Double Bedrooms with built-in wardrobes (one with additional fitted furniture) and a Family Bathroom/WC with a walk-in power shower. The house benefits from oil central heating and is fully double glazed. Externally, the gravelled driveway to the front and the side provides ample parking. A covered portico leads from the side entrance of the house, giving sheltered access to the double detached garage, which has an electric up and over door. The delightful gardens are laid mainly to lawn with mature borders and feature stone walling, two patio areas, pond, rockery, greenhouse, herb garden, raised vegetable beds, fruit trees and soft fruit bushes.



Sharperton

Sharperton lies 7 miles west of Rothbury and nestles in the beautiful Upper Coquet Valley, overlooking the river Coquet and just a mile from the Northumberland National Park. Opportunities for walking, cycling and exploring the surrounding hills and countryside are right on the doorstep, whilst a little further afield the Northumberland coast, Cheviot hills, Scottish Borders, North Pennines and the Lake District are within easy reach by car.

There is a vibrant community life in the villages of the Coquet valley, with something on offer to suit all tastes and interests. The Star Inn at Harbottle, approximately 2 miles away, serves as a Community Hub and Information Centre for the Northumberland National Park. It serves food, has a shop and newsagent, and is popular with locals and visitors alike. Harbottle Church of England First School was rated 'Good' at its last inspection and the Village Hall has many activities. Harbottle, along with other local villages, hosts an annual show with traditional Northumberland activities and crafts. A mile further on is the Rose and Thistle in Alwinton, recently refurbished and with a locally renowned Chef. The nearby village of Thropton also provides a popular pub and food venue and a new petrol station with mini-market and butcher.

Rothbury provides a full range of services, including First and Middle schools, shops, Post Office, Library, Arts centre, restaurants, garages, pharmacy and medical services. Sporting opportunities available in Coquetdale include salmon and trout fishing on the river Coquet, golf at Rothbury and walking/cycling in the National Park.

Services

Mains electricity and water; oil central heating; LPG Gas tanks supply the stove in the Sitting Room; private septic-tank system. Full-fibre broadband is available to the village.

Council Tax

Band G - £3,958.83 - 2025//26

Tenure

Freehold

EPC Rating

Current Rating - D  
Full report available upon request.

Postcode  
NE65 7AE

Local Authority

Northumberland County Council  
Tel: 0345 600 6400

Viewing

Strictly by appointment with the selling agents.

Location

For detailed directions please contact the selling agents.

Details Prepared      April 2025  
Property Reference    34930375

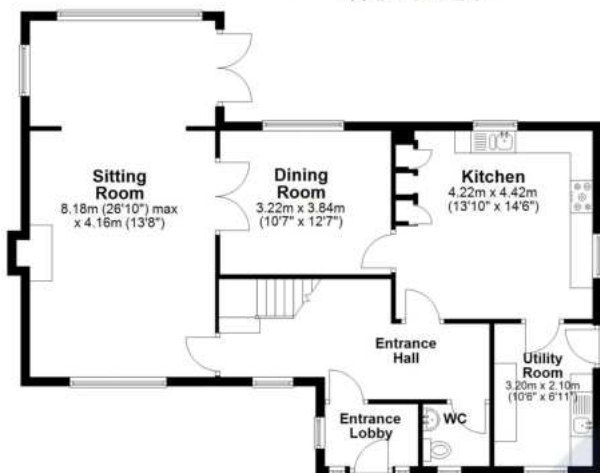


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		





**Ground Floor**  
Main area: approx. 62.3 sq. metres (663.6 sq. feet)  
Plus garage: approx. 30.5 sq. metres (328.0 sq. feet)



**First Floor**  
Approx. 84.8 sq. metres (913.0 sq. feet)



Main area: Approx. 177.1 sq. metres (1906.6 sq. feet)  
Plus garage: approx. 30.5 sq. metres (328.0 sq. feet)

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

**Pedlars Rest, Sharperton**





































