



HOLLY TREE COTTAGE HOLYSTONE

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£415,000

GUIDE
PRICE

A delightfully charming stone cottage with stunning gardens, incredibly versatile accommodation and situated in the prettiest village of Holystone. Beautifully presented, the accommodation comprises; an Entrance Hall, Sitting Room, Snug, Dining Room, and Sun Room to the ground floor, with four bedrooms and a family bathroom to the First Floor. The Cottage retains much charm and character, the original features include wooden beams, deep skirtings, original fireplaces and ceiling cornicing. The Sitting Room has the benefit of a Log Burning Stove. The Sun Room is at the rear of the property and over looks the rear garden. There are gardens to the front and rear, neatly edged lawns stretch out in lush, green carpets, providing a soft contrast to the richness of the blooms. Shrubs and borders are thoughtfully arranged, creating depth and variety a gravelled path at the rear leads to the greenhouse. There is a single garage and a driveway for parking. There is an additional garden, which has been expertly and lovingly planted, approximately one third of an acre in size, adjacent to St Mary's Church stocked full of flowers and pollinating plants and a mix of leafy greens and flowering plants. A neatly mown grass lawn runs around borders the beds, with fruit trees enclosed by a beautiful wall.

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.

Services

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

Postcode

NE65 7AJ

Energy Performance Certificate

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

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

Tenure

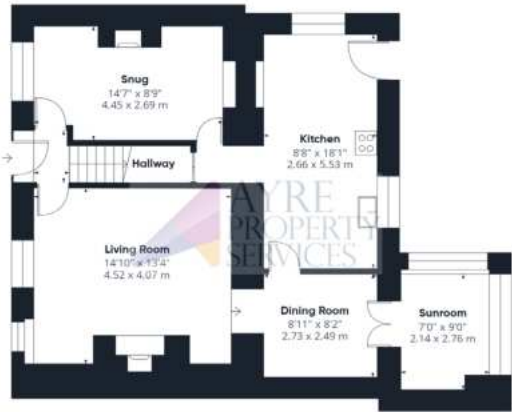
Freehold with vacant possession.

Viewing

Strictly by appointment with the selling agents.

Details Prepared September 2025





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area^m
1521 ft²
141.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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