



OLD CHURCH

HARBOTTLE

£650,000

GUIDE
PRICE

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SERVICES

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A Grade II Listed converted former Presbyterian church of deceptive proportions, this property offers a wealth of character and features with the added benefit of modern fixtures, fittings and appliances. The Old Church is situated at the west end of Harbottle village, on the south side of the road, occupying a prominent plot, extending to approximately one third of an acre. The property benefits from a spacious double garage, courtyard garden and unrivalled views across the Coquet Valley, over green fields towards the Drakestone. The original building dates to 1854 and has been thoughtfully and sympathetically renovated to create a truly individual characterful home. The accommodation comprises; On the Ground Floor; impressive Entrance Hall/Gallery, Five Bedrooms and Four Bathrooms. First Floor; Mezzanine, Lounge, Dining Kitchen. Second Floor, Principal Bedroom with En-suite Bathroom and Sauna.

Old Church

Constructed of roughly dressed stone with ashlar dressings beneath a Welsh slate roof. The north end features a striking pointed-arch doorway framed in carved stone. Above it, a large window with delicate Y-shaped stone patterns is flanked by two tall, slender windows. Rising above, an eight-sided bell tower, slightly supported from below, is topped with a gracefully curved stone roof, giving the building a charming and elegant silhouette.

The Property

The Entrance Hall is grand and welcoming, beyond the Hall there are Five Bedrooms, Four of which are Double and there is One Single. There are Four Bathrooms at this level. The accommodation on the Ground Floor could easily lend itself to serviced accommodation.

The Mezzanine is a comfortable and elevated social area occupying part of the First Floor with features relaxed seating areas and recreation spaces. The large stained-glass windows and pointed arches are signature Gothic church features. The exposed wooden beams and vaulted ceiling maintain the building's historical charm. The room has been repurposed into a cozy library and recreation area, with bookshelves, seating, and dining spaces. The warm wooden staircase compliment the character of the period features.

The Lounge is spacious with leaded arched windows, the rooms has a lower ceiling and feels cosy around the fireplace.

The Breakfasting Kitchen is a large space, with a modern fitted Kitchen, ideal to hangout with friends and prepare food and drinks. The Belling Seven Ring Range is a perfect for those occasions.

On the Second Floor the Principal Bedroom, which is a great space, has the best view of the entire property. The En-Suite features an oversized bath, heated towel rail, bidet, W.C. There is also Sauna.

Externally there is a patio area with seating to enjoy the countryside, at the rear of the garage there are stores, with steps leading up to the kitchen at First Floor.

This property was formerly used as a church; however, it does not contain a graveyard, burial sites, or any interments.

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 7DQ

Services

Mains electricity, water and drainage.
Central heating is by way of Air Source Heating System.

Connectivity

Broadband
Download Upload

Standard	20 Mbps	1 Mbps Good
Superfast	80 Mbps	20 Mbps Good
Ultrafast	- Mbps	- Mbps Excellent

Mobile Voice Data

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

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

Energy Performance Certificate

Not Applicable - property is Listed.

Tenure

Freehold

Local Authority

Northumberland County Council
Tel: 01670 627 000

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

Tel: 01434 605555

Council Tax

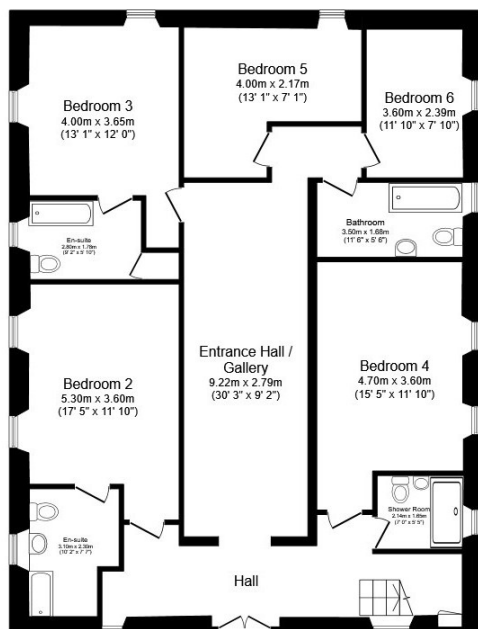
Council Tax Band: C £2,116.46 - 25/2026

Location

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

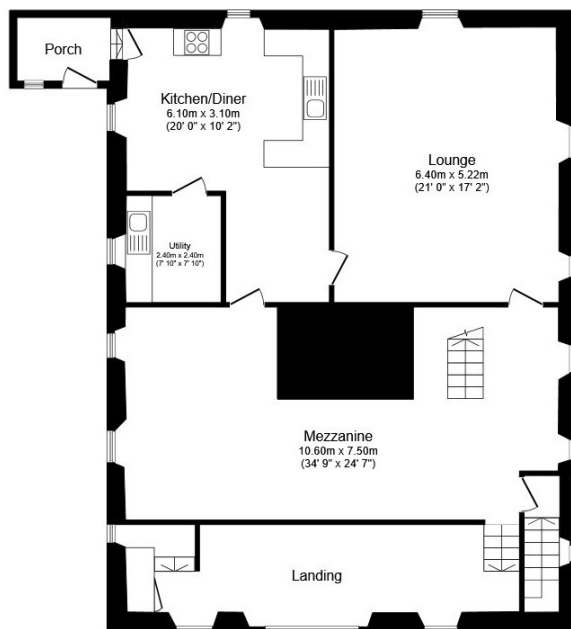
Detail Prepared
Property Reference

October 2025
92305402



Ground Floor

Floor area 140.1 sq.m. (1,509 sq.ft.)



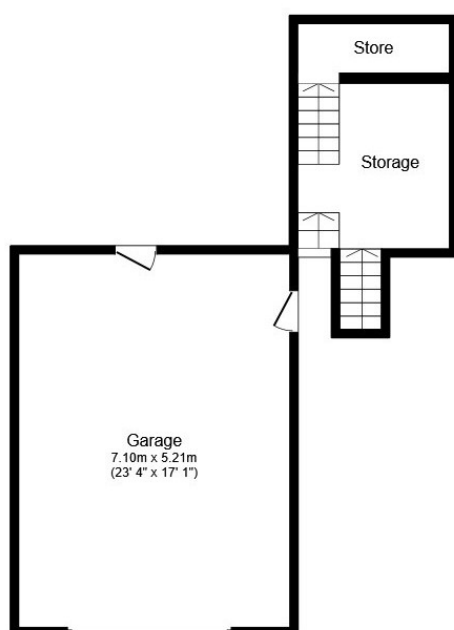
First Floor

Floor area 143.3 sq.m. (1,542 sq.ft.)



Top Floor

Floor area 48.6 sq.m. (524 sq.ft.)



Lower Ground Floor

Floor area 51.3 sq.m. (552 sq.ft.)







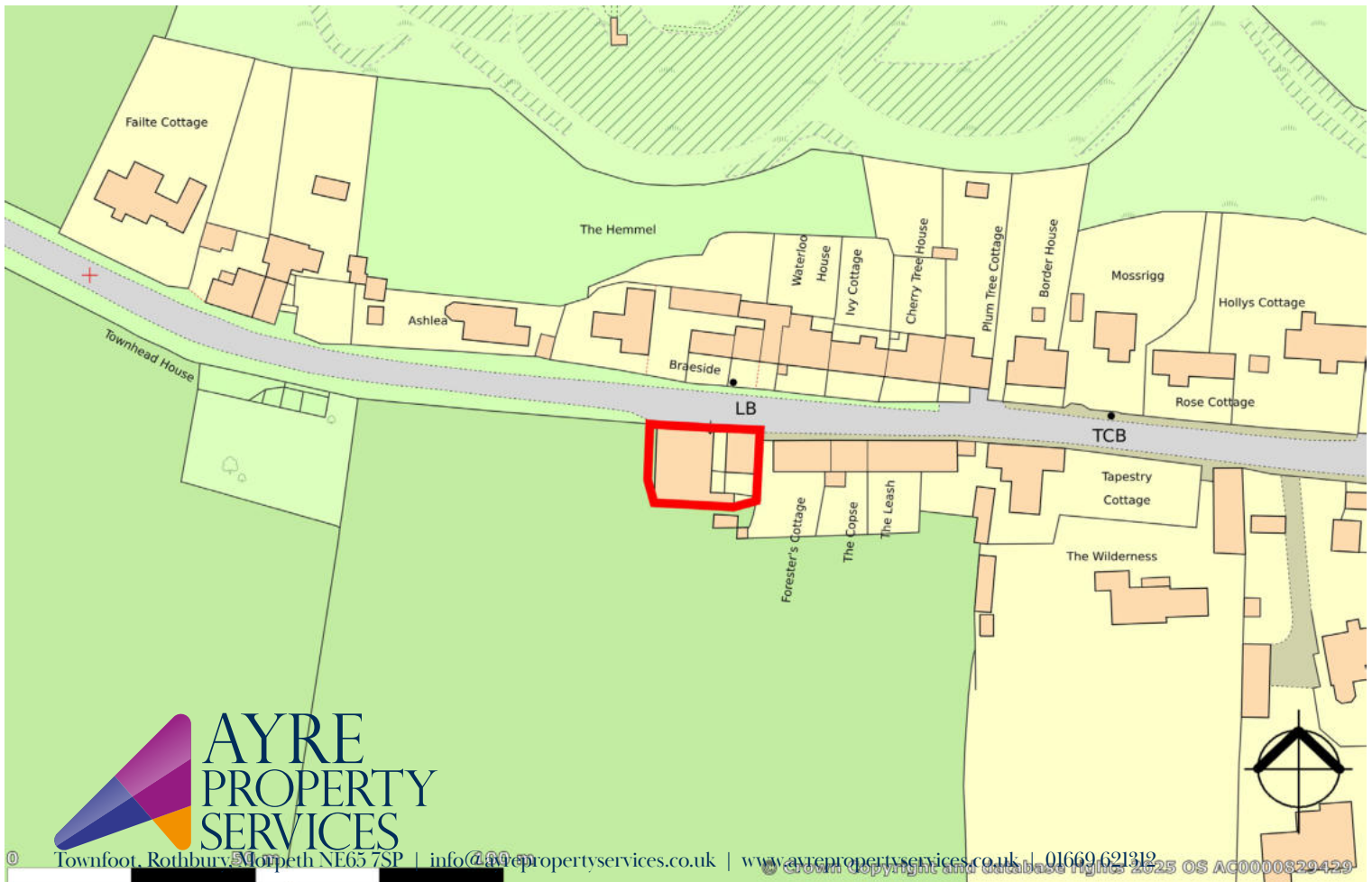












Important Notice

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.