



Kerseycleugh Cottage, Kielder, NE48 1EN

Guide Price £375,000

Kerseycleugh Cottage, Kielder, NE48 1EN

- Three bedroom detached stone cottage set within 1.46 acres of land
- Immaculately presented with period features throughout
- Magnificent stone fireplace in the living room with woodburning stove
- Two modern bathrooms
- Stone barn with excellent development potential
- Beautiful views of the countryside
- Generous sized plot with private section of the River North Tyne
- Idyllic rural location close to Kielder Village
- Scenic walking routes nearby

Traditional stone cottage in a beautiful and idyllic rural setting, close to Kielder Village with modern fixtures and fittings, generous plot of land and stone barn with development potential.

Council Tax band: B

Tenure: Freehold

EPC:

CD Rural



An immaculately presented stone built cottage set within roughly 1.46 acres of land with modern fixtures and fittings, whilst maintaining the original character and charm of this 200 year old cottage. Kerseycleuch Bridge Cottage is surrounded by beautiful scenery and benefits from a detached stone outbuilding with excellent development potential. The property has been extensively modernised over recent years including a new roof, insulation, new boiler and central heating, and re-wire. The property would be perfect for anyone searching for a traditional rural cottage in the Northumberland countryside.

The Accommodation

On the ground floor, the cottage offers flexible accommodation including a spacious living room, modern kitchen, two generous double bedrooms, and shower room. The front door opens into a entrance porch with Karndean flooring which leads to a feature oak staircase providing access to the first floor. There is a useful storage cupboard built under the stairs. The living room is well proportioned, featuring an inglenook fireplace with woodburning stove, exposed ceiling beams and glass paned door for accessing the garden. The kitchen is fitted with a range of high quality floor cabinets with solid oak worktops, incorporating an electric oven with induction hob, fridge/freezer, and dishwasher. With dual aspect windows, the kitchen is flooded with light and there are lovely views of the valley opposite the sink.

There are two generous sized double bedrooms on the ground floor, one accessible from the living room and the other from the entrance hall. Fitted with the same Karndean flooring as the rest of the property, both bedrooms also feature wall mounted radiators with the twin room also benefiting from a fully glazed door to the rear gardens. The shower room comprises of a large walk-in mains fed shower with glass screen, WC and hand wash basin. Upstairs you will find a spacious landing between the principle bedroom and private bathroom. With an open vaulted ceiling, exposed beams and tiny period window, the charm and character of upstairs is second to none. The private bathroom is magnificent, complete with a traditional Burlington suite comprising of a freestanding bath, hand wash basin with vanity unit and WC.



Outside

With private access to the River North Tyne, the land at Kerseycleuch Bridge Cottage is truly a wildlife paradise with a plot extending to 1.46 acres. There are well presented gardens and orchard at the side and rear of the cottage, perfect for entertaining guests outside, and small hill which leads down towards the riverbed. Due to it's isolation, the cottage offers the perfect opportunity for taking full advantage of the Dark Skies Park. There is a small courtyard for parking and detached stone barn which has the potential to be developed into a second property, complete with its own fenced garden area.



Location Summary

Kerseycleuch Bridge Cottage is located a short drive north from Kielder Village. Kielder is a small, rural village in north-west Northumberland, set within the wider Kielder Water & Forest Park close to the Scottish Border. Known for its outdoor lifestyle, dark skies and forest setting, it offers a peaceful and highly scenic environment with access to walking, cycling, watersports and tourism facilities.

Kielder Village provides essential amenities, including a petrol station, post office, primary school, tearoom, and a village inn. Bellingham provides shops, cafés, a heritage centre, a health centre, and an 18-hole golf course. For broader services, Hexham has larger supermarkets, independent retailers, a leisure centre, cinema, theatre, and hospital. Newcastle is easily accessible, offering extensive cultural and recreational facilities.

Local schooling includes an excellent first school in Greenhaugh, with Bellingham offering nursery, junior, and secondary schools. Additional options are also available in Hexham and Haydon Bridge, with private schools in Newcastle. The A68 and A69 provide great access to Newcastle and Carlisle, with a train station in Hexham offering cross-country services. Newcastle International Airport is also within easy reach.

What 3 Words

///advantage.splints.mopped









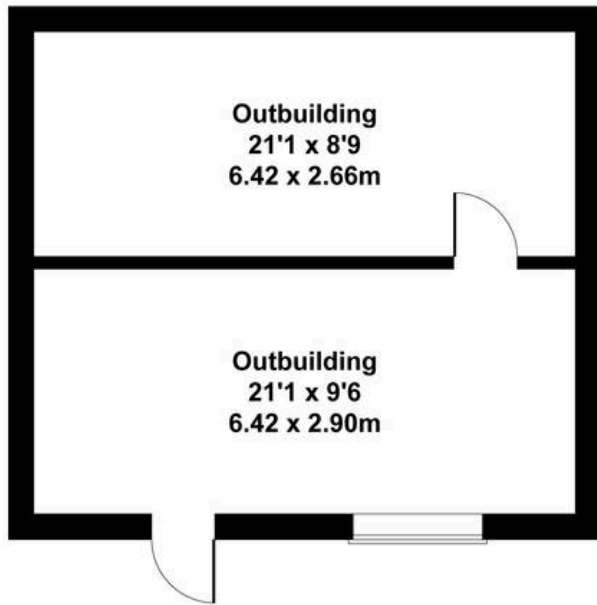




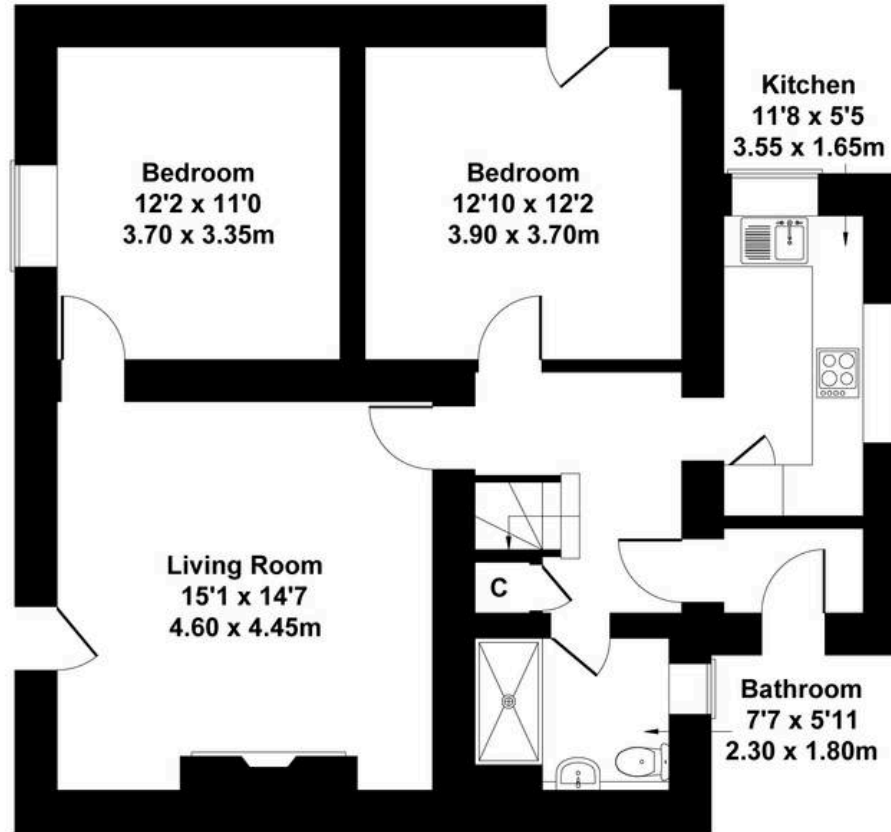


Kerseycleugh

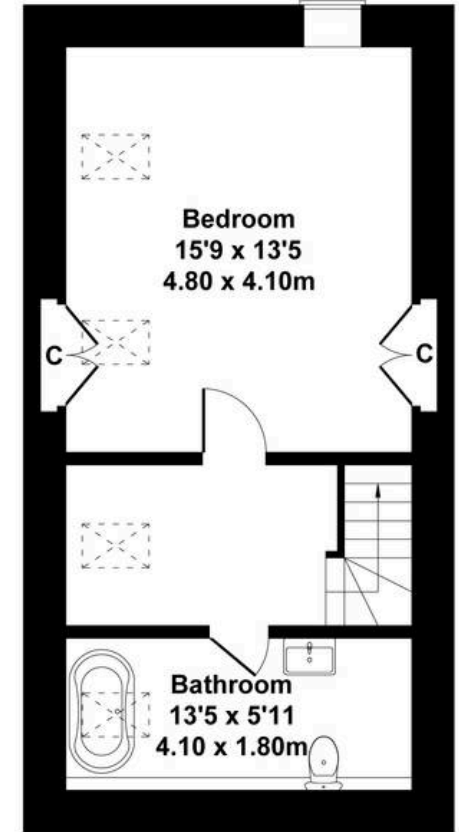
Approximate Gross Internal Area
1593 sq ft - 148 sq m



OUTBUILDING



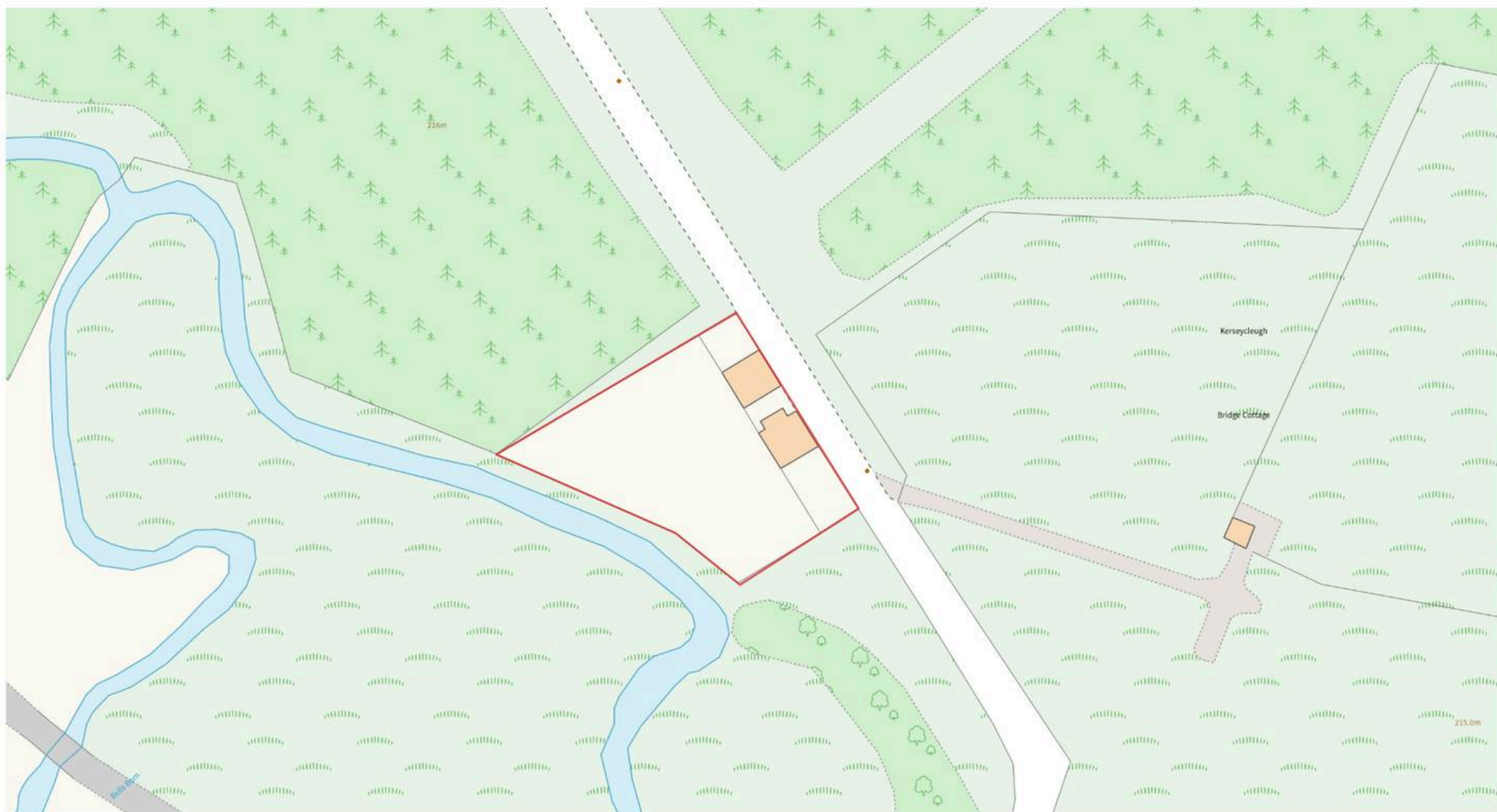
GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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GENERAL REMARKS & STIPULATIONS

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

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