



TOSSON TOWER HOUSE

Great Tosson, Morpeth, Northumberland



A DISTINGUISHED GRADE II LISTED COUNTRY HOUSE WITH PANORAMIC VIEWS, EXCEPTIONAL ACCOMMODATION AND AN INCOME-GENERATING COTTAGE

Set in an elevated position overlooking the Northumberland countryside.

Summary

- Handsome Grade II Listed period house in an elevated rural position
 - Five-bedroom main house with four ensuite bedrooms
 - Exceptional countryside views across the Coquet Valley
- Elegant reception rooms with original fireplaces and period detail
 - Farmhouse kitchen with AGA and adjoining utility space
- Historic cellar dating back to the property's former use as a Drovers Inn
 - Proven lifestyle and income opportunity with established B&B history
- Separate three-bedroom stone cottage currently operated as a successful holiday let
 - Well maintained and thoughtfully presented throughout
- Approximately 2 miles from Rothbury and the Northumberland National Park

Distances: Rothbury 2.5 miles, Morpeth 18 miles, Newcastle upon Tyne 33 miles
(All distances are approximate)

SITUATION

Tosson Tower House occupies a commanding position on the edge of the picturesque hamlet of Tosson, enjoying far-reaching views across rolling countryside, the River Coquet below and the hills beyond. The setting is peaceful and unspoilt, yet remains well connected, offering an excellent balance between rural seclusion and everyday convenience.

The thriving village of Rothbury lies just over two miles away and provides a comprehensive range of amenities including a supermarket, butcher, baker, pubs, cafés, medical surgery and a variety of independent retailers. The area is well served by schooling, with Rothbury First School and Dr Thomlinson Church of England Middle School, both located in Rothbury. For senior education, pupils attend either King Edwards in Morpeth or The Duchess's Community High School in Alnwick.

Rothbury is widely regarded as a gateway to the Northumberland National Park and is particularly popular with walkers and outdoor enthusiasts, offering access to the Simonside Hills, open moorland and scenic riverside walks along the Coquet. The village also benefits from an 18-hole golf course and is home to the celebrated Cragside House and Gardens, a National Trust property of international significance.

The wider region is easily accessible, with Alnwick approximately 12 miles to the east, Morpeth 18 miles to the south and Newcastle upon Tyne around 29 miles away, providing a broader range of commercial, cultural and transport links, including mainline rail services.





THE PROPERTY

Tosson Tower House is a beautifully proportioned and characterful period home which successfully blends historic charm with modern comfort. The property has been the much loved home of the current owners for almost a century and has been carefully maintained throughout that time. It works exceptionally well as a family home, with a warm and welcoming feel, while also having an excellent track record as a long established bed and breakfast.

The ground floor is arranged around an impressive reception hall, creating a strong sense of arrival. The farmhouse style kitchen is fitted with an AGA and is well set up for everyday living, with a useful connecting laundry room and office space.



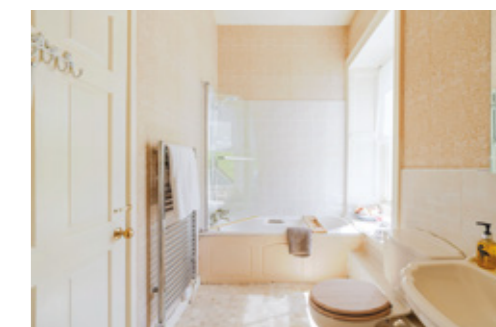
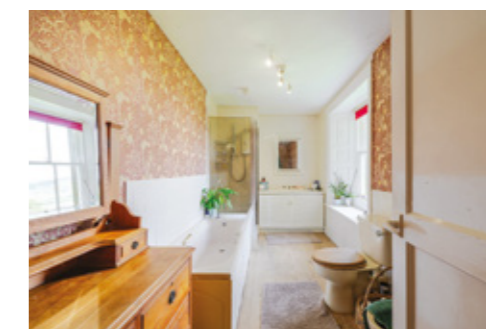


There are two principal reception rooms, both featuring original fireplaces. The sitting room centres around a substantial stone inglenook fireplace, while the larger drawing room is both elegant and comfortable, opening directly into a garden room. From here there are lovely views over the rear garden, the river and the surrounding countryside, and the layout works particularly well for both family life and entertaining.

A ground floor double bedroom with ensuite shower room provides excellent flexibility for guests, multi generational living or owner occupation if the property is run as a lifestyle business.

From the hall, a discreet stair leads down to the basement level, which includes a series of cellar rooms and a cold store. These date back to the 1890s, when Tosson Tower House operated as a Drovers Inn, adding further historic interest.

The first floor provides four generously proportioned en suite bedrooms, all finished to a high standard and enjoying attractive views. The layout reflects the property's long standing success as an award winning bed and breakfast, operated for 47 years, while still retaining a natural, comfortable feel as a family home.





GARDENS AND GROUNDS

The house sits proudly above the surrounding landscape, with gardens that take full advantage of the elevated setting and outstanding views. The grounds provide a pleasing combination of lawned areas, mature planting and sheltered spaces from which to enjoy the outlook and tranquillity.

Forge Cottage benefits from its own defined outdoor space, ensuring privacy for both properties.

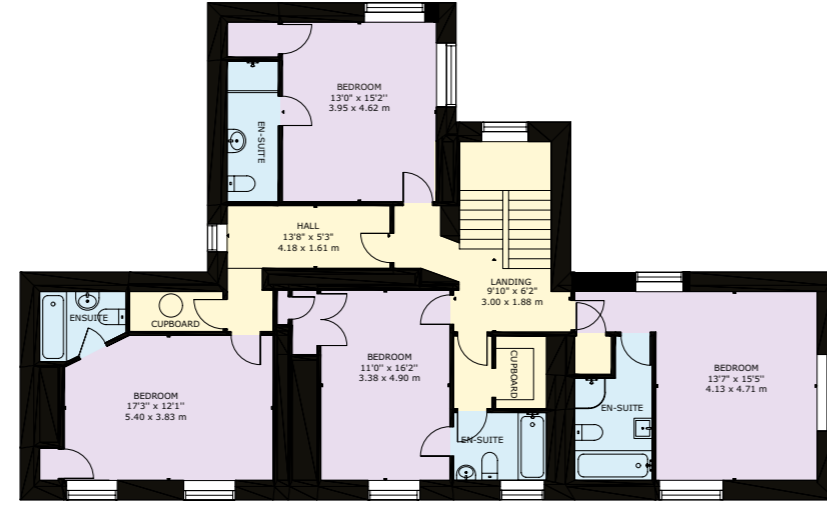
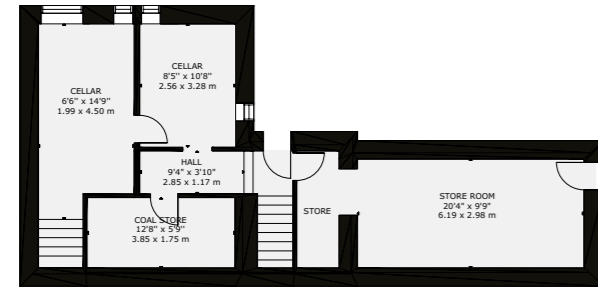


FORGE COTTAGE

Forge Cottage is a charming three-bedroom stone-built cottage, entirely self-contained with its own private parking and garden. The cottage is currently run as a thriving holiday let and enjoys strong levels of repeat business year after year.

The cottage offers a valuable income stream, but could also serve as additional accommodation for the main house. Subject to consent, a connecting door would be feasible given the proximity and layout of the buildings, allowing the property to adapt to a variety of lifestyle requirements.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
 Tosson Tower House: 4,388 sq ft / 408 sq m
 Forge Cottage: 966 sq ft / 90 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



PROPERTY INFORMATION

Services: Tosson Tower House: Oil-fired central heating, mains water and electricity with private drainage into a septic tank.

Forge Cottage: LPG central heating, mains water and shared septic tank drainage with the neighbour at Croft House.

Local Authority: Northumberland County Council

Council Tax: Tosson Tower House: Band E

Forge Cottage: Band C

EPC: Tosson Tower House: Exempt (Grade II Listed)

Forge Cottage: F

Tenure: Freehold

Directions

Postcode: NE65 7NW | **What3words:** ///assorted.slide.framework

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Viewings: Strictly by appointment with Knight Frank

Fixtures and Fittings: All items known as fixtures and fittings are specifically excluded from the sale, but may be available by separate negotiation.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Offers: All offers should be submitted to the selling agents. Interested purchasers are advised to contact the selling agents following inspection so that they may be kept informed of any updates regarding the sale.

Deposit: A deposit of ten percent of the purchase price will be required to be paid on exchange of contracts.



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