



1 Castle Cottages, Kielder, NE48 1EP

Guide Price £235,000

**C&D Rural**



# 1 Castle Cottages, Kielder, NE48 1EP

- Charming two bedroom semi-detached cottage
- Modern kitchen with integrated appliances and utility area
- Spacious living room with multi-fuel stove
- Modern fixtures and fittings
- Garden room with underfloor heating
- Oil central heating
- Private outdoor dining area and garden
- Situated in the peaceful village of Kielder overlooking the Castle
- Currently run as a successful holiday let

Idyllic two bedroom, semi-detached cottage, currently run as a successful holiday let, in the tranquil village of Kielder with modern fixtures and fitting, private garden and parking.

**Council Tax band:** TBD

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** D

**C&D Rural**





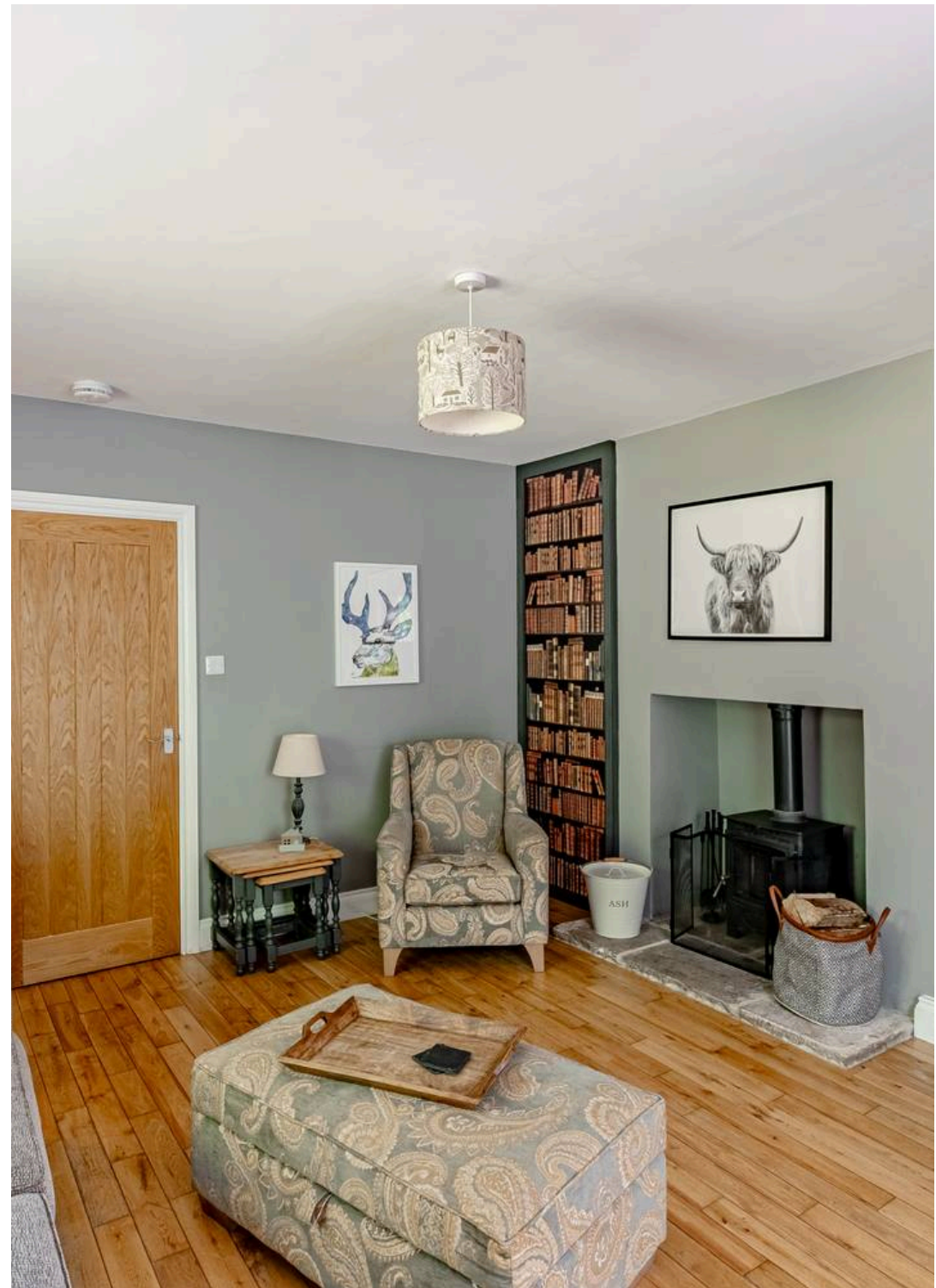
An exciting opportunity to acquire a beautiful, two bedroom semi-detached cottage in the idyllic village of Kielder, Northumberland. The cottage is currently run as a successful holiday let and therefore may appeal to similar minded investors or it would be perfect for buyers looking to downsize.

### **The Accommodation**

Upon entering the property you are welcomed by an entrance hallway, leading through to the living room, bathroom and bedrooms. The living room is spacious and tastefully decorated, with oak flooring and a freestanding woodburning stove set on a stone hearth. Offering flexible living space, the lounge opens into the garden room featuring underfloor heating and open vaulted ceiling with Velux rooflights, creating a space for dining or relaxing in the brighter months. There is a fully fitted modern kitchen with a range of wall and base cabinets, comprising of a stainless steel sink with single drainer and mixer tap over, induction hob with stainless steel canopy above, double ovens, two undercounter fridges and a dishwasher. There is a door to access the rear garden as well as separate cloakroom/ utility which has plumbing for a washing machine and space for a tumble dryer, a low level WC and wash hand basin.

The cottage has two generous double bedrooms both laid with oak flooring and plenty of space for freestanding furniture. Situated at the end of the hall, the bathroom is fitted with a modern three piece suite complete with bath with mains fed shower over and glass screen, WC, towel rail and hand wash basin with vanity underneath.

Externally the property is located on the edge of Kielder forest, making it perfect for those who enjoy walking. There is parking at the front in the form of a gravelled driveway and private gardens at the side and rear. There are lawned areas, a patio area, well stocked borders with bushes, shrubs and flower beds. There is a timber garden shed and log store and the oil tank is secured by 6ft fencing. The cottage is located next to Kielder Castle, making it a popular destination for tourists who wish to explore the surrounding area, mountain bike in the forest or simply enjoy the dark skies.





## Location Summary

1 Castle Cottages is located in 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 Kielder and 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

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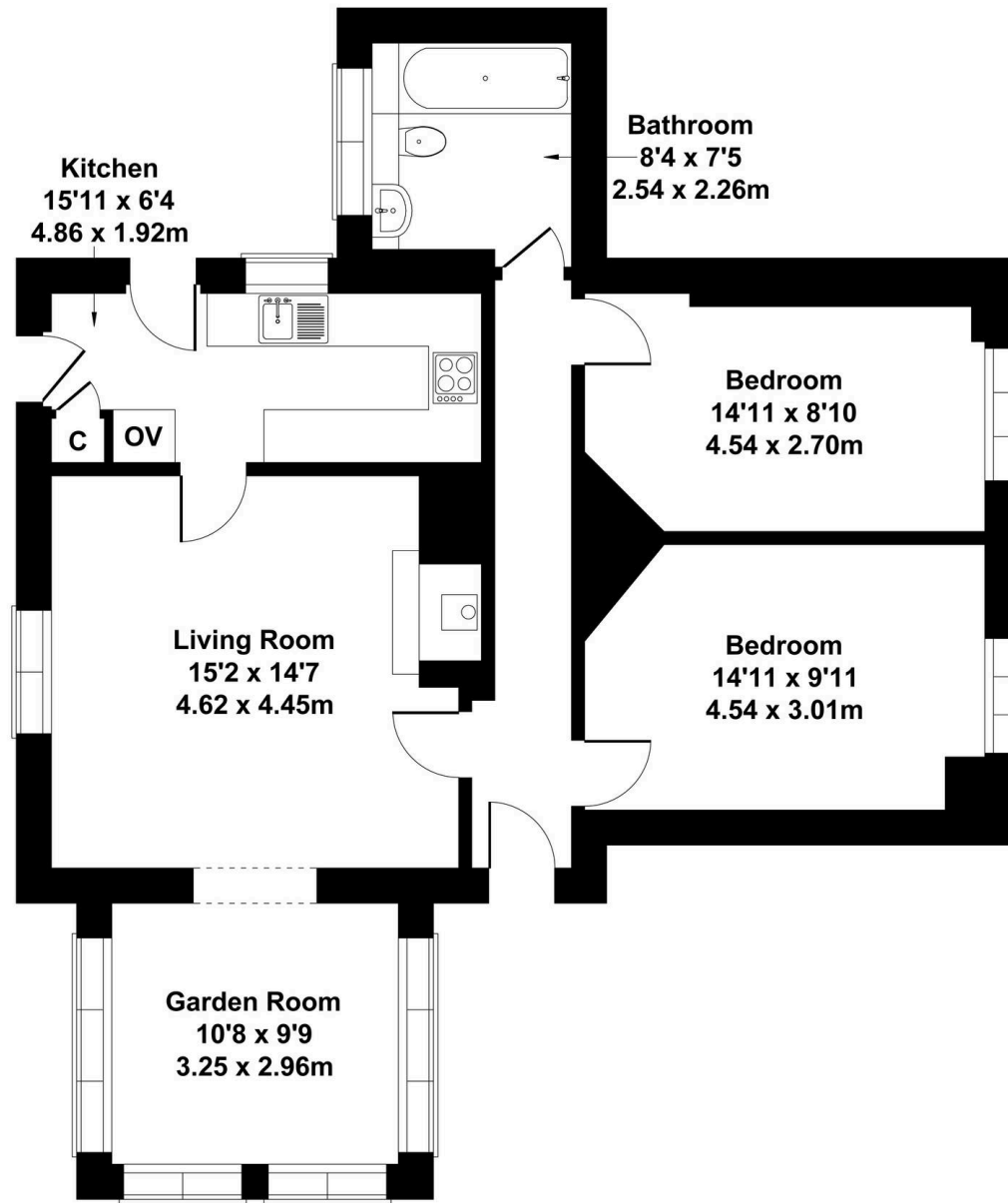






# 1 Castle Cottage

Approximate Gross Internal Area  
893 sq ft - 83 sq m



Not to Scale. Produced by The Plan Portal 2026  
**For Illustrative Purposes Only.**



## 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.

**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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