



## Howtel Hall, Mindrum - TD12 4QG

Offer Over £495,000

**PATON & CO**  
ESTATE AGENTS



## Howtel Hall

Mindrum, Mindrum

Howtel Hall combines the charm of a former village hall with a bungalow's ease of living, designed to highlight uninterrupted views of the Cheviot foothills.

- Spectacular Open Views
- Generous & Versatile Accommodation
- Electric Aga
- Mature Landscaped Garden

### Accommodation Comprises

Internal – Entrance Vestibule, Hall, Family Kitchen, Rear Porch, Utility, Double Garage, Sitting Room, Sun Room, Dining Room, En-Suite Principal Bedroom, Two Additional Double Bedrooms, Family Shower Room, Family Bathroom

Garden & Grounds – Private Driveway, Mature Planting, Summer House, Lawn, Patio.



## Property Description

Howtel Hall is a beautifully converted village hall situated in the foothills of the Cheviots, within the peaceful hamlet of Howtel, near Mindrum. The property has been thoughtfully designed with generous proportions and large windows, allowing natural light to flood the interiors while making the most of the surrounding open countryside views.

This well-proportioned home offers a versatile and carefully arranged layout, ideal for both family living and entertaining. The property is entered via a welcoming porch leading into a central hall, which provides access to the principal reception rooms. To the front, the sitting room is a comfortable and inviting space, while to the rear a bright sun room offers an additional sitting area with direct access to the garden, perfect for enjoying the rural outlook. The dining room sits conveniently adjacent, creating an excellent flow for both formal and informal occasions.

At the heart of the home is the kitchen, fitted with classic shaker-style cabinetry, combining timeless design with practical storage. It features an electric Aga as a focal point (available via separate negotiation), supplemented by an additional electric oven for added flexibility, making it well suited to both everyday cooking and larger gatherings. The kitchen connects through to a rear vestibule, which in turn provides access to a useful utility room and a shower room.

The bedroom accommodation is well balanced, comprising of three double bedrooms. The principal bedroom benefits from its own en-suite, while the remaining bedrooms are served by a family bathroom off the central hall and the convenient shower room off the utility room.

Externally, the property benefits from a double garage with up-and-over doors, complemented by ample parking and a private driveway. The gardens and grounds make full use of the open countryside setting, creating a wonderful sense of space, privacy, and tranquillity. They feature a mix of well-maintained lawn, mature planting, and patio areas, along with a summerhouse positioned in a sheltered yet elevated spot to take full advantage of the surrounding views.

Overall, Howtel Hall is a charming and adaptable home that successfully blends character, space, and modern practicality in a truly idyllic rural location.





## Distances

Milfield 3 Miles, Wooler 8 miles, Cornhill on Tweed 8 miles, Coldstream 10 miles, Kelso 13 miles, Berwick upon Tweed 17 miles, Newcastle Airport 55 miles, Edinburgh Airport 65 miles, (All distances are approximate)

## General Remarks

### Services

- Mains Electricity
- Shared Private Water Via a Borehole
- Drainage Via a Shared Septic Tank
- Oil Central Heating
- Fibre Broadband Services Available in Howtel

### Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

### Listing and Conservation

Howtel Hall is not listed nor does it lie within a conservation area.

### What3words

<https://w3w.co/earmarked.loose.limes>

**Council Tax band: E**

**Tenure: Freehold**











## Area Insights

Howtel Hall enjoys unspoilt and far-reaching views across the Cheviot Hills and the wider Northumberland National Park, offering a truly idyllic rural setting. The property is ideally positioned to enjoy the peace of the surrounding countryside while remaining accessible to a number of attractive Borders towns. The historic towns of Kelso and Coldstream are both within easy reach and offer a good range of independent shops, cafés, restaurants, and local amenities, along with a strong sense of community and heritage. The charming villages of Milfield, Yetholm and Cornhill, all just a short drive away, provide additional local conveniences and enhance the sense of community in the area.

The property's location is also very close to the Scottish border, making it ideal for those who wish to enjoy the tranquillity of Northumberland while having easy access to the Scottish Borders. The popular market town of Wooler, known as the 'Gateway to the Cheviots', lies approximately eight miles away and provides a further range of everyday amenities including independent retailers, cafés, and a supermarket, as well as well-regarded local schooling.

The wider area is renowned for its outstanding natural beauty and outdoor lifestyle, with a wealth of opportunities for walking, cycling, horse riding, and wildlife watching within the Cheviot Hills and Northumberland National Park. The nearby coastline is also easily accessible, with picturesque seaside locations such as Bamburgh, Craster, and Seahouses all within comfortable driving distance.

The historic market town of Berwick-upon-Tweed lies approximately seventeen miles to the north-east and offers a comprehensive range of amenities, including supermarkets, schooling for all ages, leisure facilities, and cultural attractions. Its mainline railway station provides regular services to Edinburgh, Newcastle, and London.



The A1 trunk road is also easily accessible, ensuring convenient travel both north and south, while Edinburgh and Newcastle remain within comfortable commuting distance. Overall, the location combines rural tranquillity with excellent access to both the Scottish Borders and Northumberland, making it ideally suited for those seeking a balance between countryside living and connectivity.

## Useful Links

Northumberland National Park-

<https://www.northumberlandnationalpark.org.uk>

Red Lion Pub Milfield- <https://www.redlionmilfield.co.uk>

Everything you need to know about Wooler:

<https://www.visitwooler.org/>

Walking in the Cheviots: <http://cheviotwalks.org/>

Walking trails from Wooler:

<https://www.alltrails.com/england/northumberland/wooler>

College Valley - <https://www.college-valley.co.uk/>

Visit Kelso - <https://www.visitkelso.com/>

Fishing - <https://www.tweedbeats.com>

Wooler First School:

<http://www.wooler.northumberland.sch.uk/website>

Berwick Train Station - <https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station>

Longridge Towers School - <https://lts.org.uk/>

Walks in the Area -

<https://www.visitnorthumberland.com/explore/things-to-do/activities/walking-hiking>

Northumberland Cricket - <https://northumberlandccc.play-cricket.com/>

Dark Skies, Northumberland -

<https://www.northumberlandnationalpark.org.uk/things-to-do/discover-dark-skies/>







**Total: 198 m<sup>2</sup>**

1st Floor: 198 m<sup>2</sup>

Excluded Areas: Garage: 48 M<sup>2</sup>, Utility: 9 M<sup>2</sup>, Porch: 5 M<sup>2</sup>,  
 Patio: 21 M<sup>2</sup>, Walls: 13 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





### **Compliance**

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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## Paton & Co

Paton & Co LLP, Conduit House - TD15 1TB

01289542400 • [enquiries@patonandco.com](mailto:enquiries@patonandco.com) • [www.patonandco.com/](http://www.patonandco.com/)