



# Brownrigg

Otterburn



SANDERSON  
YOUNG





## Brownrigg Otterburn, Newcastle Upon Tyne, Northumberland, NE19 1LQ

**A superb traditional stone built house, located just off the A68 outside of Otterburn village, in a fabulous 0.75 acre garden site with panoramic views to the Northumberland National Park - perfect 'lifestyle' opportunity for those buyers seeking rural living, with good road links to the Borders and south to the Tyne Valley & Newcastle.**

Brownrigg offers a fantastic opportunity for those buyers seeking a rural location, with good flexible living space, four bedrooms, and excellent outside gardens and garaging - the house dates from 1860, formerly three Miners cottages, now made into one large four bedroom detached stone house, which has been run as a Bed & Breakfast over the last 3 years. The house benefits from fast Broadband, oil central heating and an additional back boiler to the cast iron wood burning stove, serving some of the radiators in the house - there is a separate cast iron wood burning stove which is independent of the heating system, a private septic tank and water supply from a private borehole.

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### Price Guide:

Guide Price £640,000

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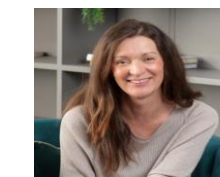




The house has solar panels which generate full electricity for the house, and produces an annual income from the National Grid. There is also a new filtration system for the water, installed around 4 years ago.

Ground floor - Entrance hallway with wood floors and stairs to the first floor | Ground floor WC | Versatile reception room, with a central wood burning stove also serving the adjoining sitting room | Sitting room with excellent natural light from the dual aspect windows | Generous living room with a wood burning stove and views over the garden | Contemporary kitchen/breakfast room fitted with a range of cabinets, a central island breakfast bar, and integrated NEFF double oven, electric hob and extractor | The kitchen opens out the lovely Garden room, with views over the garden to the surrounding countryside | Utility room with plumbing for a washing machine & space for dryer.

First floor - First floor landing with windows to the rear elevation | Master bedroom with a range of fitted wardrobes to one wall and window overlooking the front garden | Ensuite bathroom - bath, separate shower, wash hand basin and WC | Two guest double bedrooms overlooking the gardens | Single bedroom/dressing room | Family bathroom with bath, separate shower, wash hand basin and WC.



Lizzie Beattie  
01665 600 170  
[lizzie.beattie@sandersonyoung.co.uk](mailto:lizzie.beattie@sandersonyoung.co.uk)





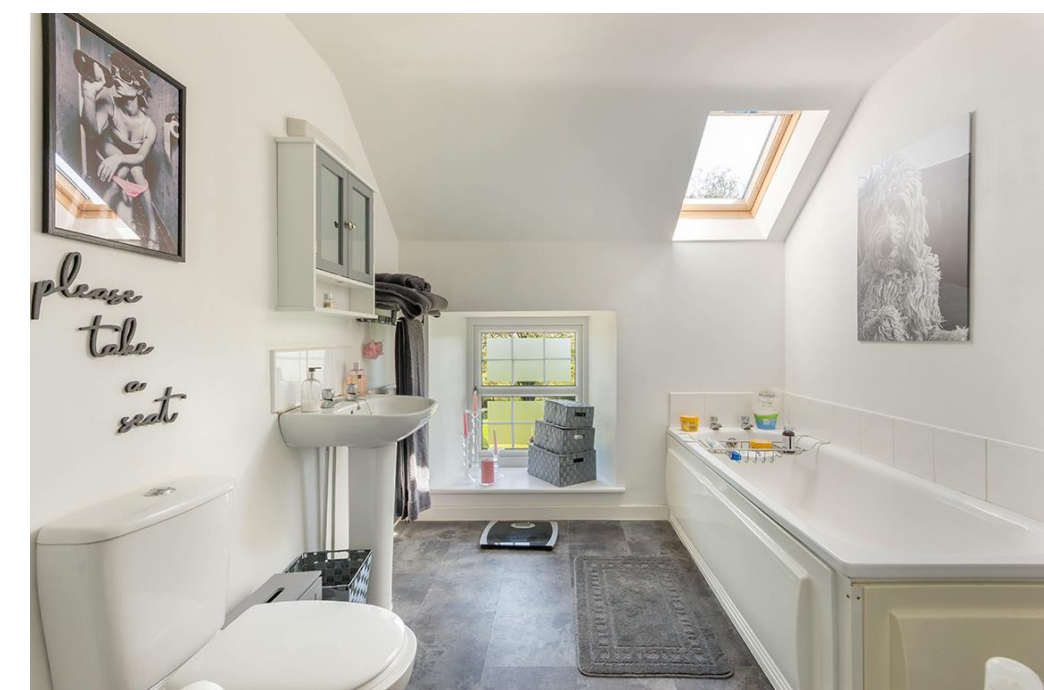
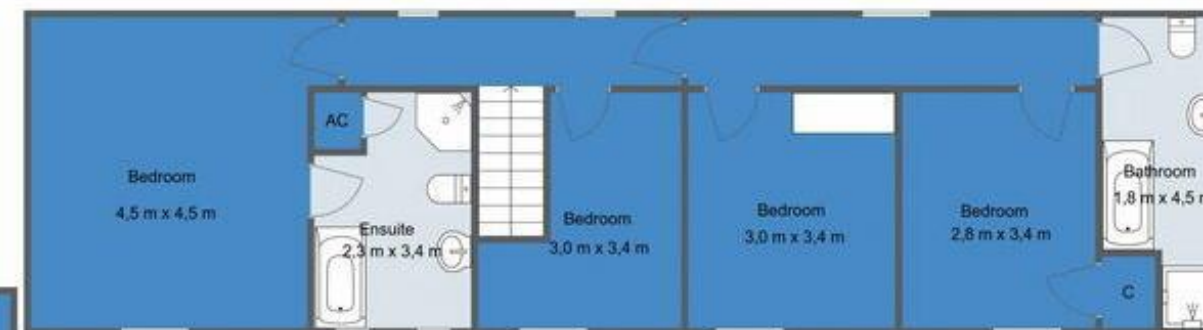
# Brownrigg, Otterburn

## Ground Floor



Total Area Approx (not inc garage)  
198.4 m<sup>2</sup> (2136 sq ft)

## First Floor



Externally - Brownrigg has a stunning mature garden, planted with a wide variety of shrubs and trees, with an excellent decked terrace seating area, and wood fired Hot Tub | Detached garage, log store, and storage shed | Wild nature garden with stock fencing | The property has a large gravelled and gated driveway area, with parking for a large number of cars.

Otterburn offers a range of local amenities including grocery shop/café, Village Hall and Church, Primary School, two hotels, Otterburn Mill and a sports centre. Le Petite Chateau and Otterburn Castle are both stunning hotels and wedding venues, offering public restaurants and bars. Otterburn Mill is an 18th century Woollen Mill, now a small museum, outdoor clothing shop and café.

Approx. distances - Otterburn 2.9 miles - Kielder Water & Forest 20 miles - Corbridge 21 miles - Jedburgh - 24 miles - Hexham 27 miles - Newcastle upon Tyne 35 miles.

Services: Mains Electric | Private Water | Private Septic Tank | Propane Gas Heating & Solid Fuel | Tenure: Freehold | Council Tax: Band D | EPC: C



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