



East Otterburn Farm, Otterburn - NE19 1NP

Guide Price £550,000

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East Otterburn Farm

Otterburn, Newcastle Upon Tyne

East Otterburn Farm is a substantial five-bedroom stone-built country home in Otterburn, offering generous accommodation, extensive outbuildings and attractive gardens, with the opportunity to purchase 1 acre of grazing land by separate negotiation.

- Substantial five-bedroom stone-built farmhouse
- Located in sought-after village of Otterburn
- Attractive gardens to front, side and rear with courtyard and seating areas
- Extensive traditional stone outbuildings including stables, barn and stores
- Planning permission for conversion of former barn into a two-bedroom bungalow
- Opportunity to purchase 1 acre of grazing land by separate negotiation

Distances

Morpeth 33 miles, Alnwick 32 miles, Rothbury 21 miles, Newcastle upon Tyne 30 miles, Newcastle International Airport 29 miles, Jedburgh 22 miles, Edinburgh 68 miles (all distances are approximate).



Property Description

East Otterburn Farm is an impressive five-bedroom stone-built country home, occupying a prominent position within the sought-after village of Otterburn.

Combining the character and charm of a traditional farmhouse with generous family accommodation, extensive outbuildings and beautifully maintained gardens, the property offers a rare lifestyle opportunity in the heart of Northumberland.

The accommodation extends to approximately 232 sq m (2,495 sq ft) and is arranged over two floors. A welcoming reception hall provides access to the principal reception rooms.

The sitting room is centred around a substantial inglenook fireplace with multi-fuel burner and enjoys views across the front garden, whilst the dining room features a character fireplace, built-in storage and further garden outlooks.

To the rear, a cosy snug overlooks the courtyard and benefits from a further inglenook fireplace with multi-fuel burner.

The breakfasting kitchen forms the heart of the home, offering an excellent range of cabinetry, generous worktop space, a large breakfast bar, range-style cooker with gas hob and a feature inglenook fireplace with multi-fuel burner. A separate pantry provides additional storage, whilst a door leads directly to the enclosed courtyard.

A fifth bedroom, currently utilised as a home office, is located on the ground floor and benefits from an adjoining utility room and en suite shower room, providing excellent flexibility for guests or multi-generational living.

On the first floor, a bright landing with large feature window leads to four generous double bedrooms, each with its own en suite shower room and the principal bedroom en suite benefitting from a free-standing bath with views over the valley.





Gardens & Grounds

Externally, the property enjoys a large plot of around 0.4 of an acre, with attractive gardens to the front, side and rear. Lawns wrap around the front and side of the farmhouse, whilst to the rear an enclosed courtyard offers an excellent entertaining space.

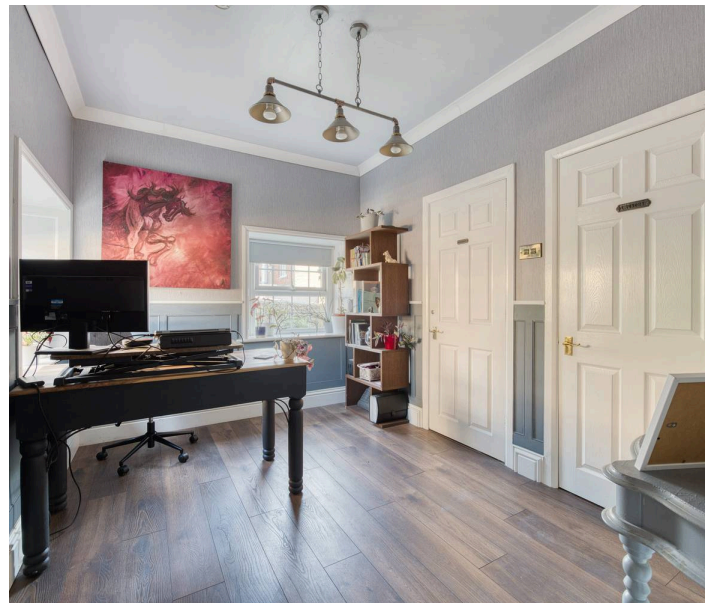
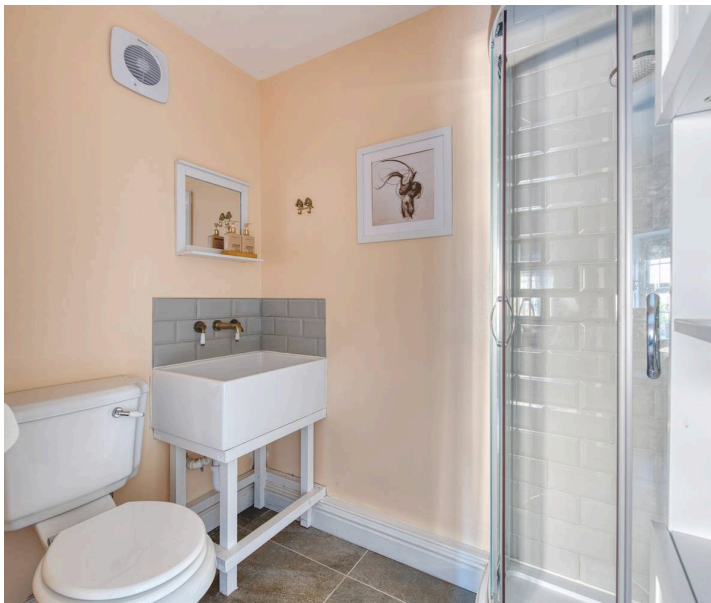
The courtyard also provides access to 2 stables via a post-and-rail pen as well as log store, tack room and hay shed as well as substantial off-street parking. This substantial range of traditional stone outbuildings includes an extensive storage barn providing exceptional versatility for equestrian, hobby or storage purposes.

Beyond, via a stone archway lies a beautifully maintained garden with sweeping pathways, established planting, lawned areas and seating spaces, together with a further garden area situated behind the stable block.

Of particular note, planning permission has been granted for the conversion of the former barn into a two-bedroom bungalow, offering exciting potential for multi-generational living, holiday accommodation or additional income.

Land Opportunity

In addition, there is an opportunity to purchase a separate parcel of grazing land extending to approximately 1 acre, located a short walk from the property. The land is available by separate negotiation.





General Remarks

What3words

<https://w3w.co/history.vision.grudging>

Services

Oil Central Heating

Mains Water, Drainage and Electric

High speed broadband services are available.

Solar Panels

Fixtures and Fittings

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

Listing & Conservation

East Otterburn Farmhouse is not a listed building and does not sit within a conservation area.

Planning

Consent Granted for Conversion of Former Barn to Two-Bedroom Bungalow. Ref T/20041302

Accommodation Comprises

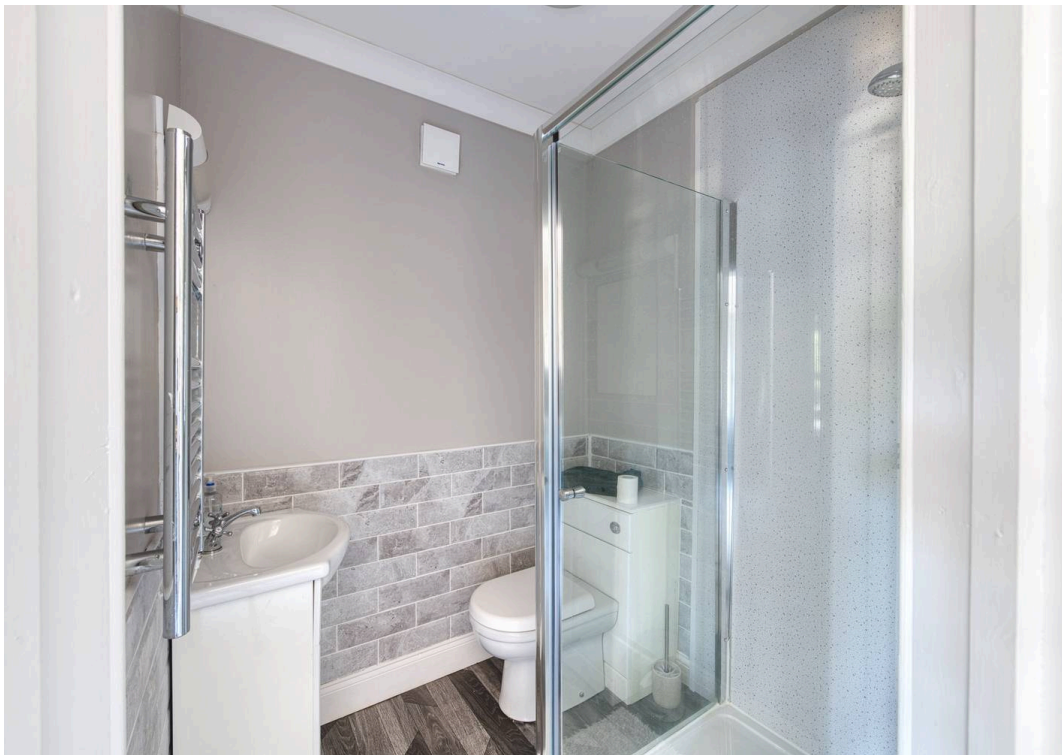
Ground Floor – Entrance Hall, Sitting Room, Dining Room, Snug, Breakfasting Kitchen, Pantry, Bedroom 5/Office (En Suite Shower Room & Utility Room)

First Floor – Principal Bedroom (En Suite Shower Room with roll-top bath & valley views), Three Further Double Bedrooms (All En Suite Shower Rooms)

Outside – Front, Side & Rear Gardens, Enclosed Courtyard, Large Stable, Small Stable, Stores & Outbuildings, Tack Room, Storage Barn, Off-Street Parking











Area Insights

Otterburn is a highly regarded rural village set within the heart of the Northumberland National Park, surrounded by some of the county's most spectacular unspoilt countryside.

The village sits on the River Rede and is well known for its peaceful setting, strong community feel and access to outstanding outdoor pursuits including walking, cycling, horse riding and fishing.

Local amenities include a village shop, post office, primary school, hotel and public house, providing day-to-day essentials within the village.

Nearby Bellingham and Rothbury offer a broader range of services including supermarkets, independent shops, cafés and leisure facilities.

For schooling, the area is served by Otterburn First School, with secondary education typically provided at nearby Bellingham Middle School and Hexham's high schools, all well regarded within the region. A number of independent schools are also accessible, including Newcastle's highly regarded private schools such as Newcastle School for Boys, Central Newcastle High School (Girls' Day School Trust), and Royal Grammar School Newcastle, all within commuting distance.

Otterburn is ideally positioned for access to the wider Northumberland landscape, with the Cheviot Hills, Kielder Forest and Dark Sky Park all within easy reach, offering some of the best walking, stargazing and outdoor recreation in the UK.

The Northumberland coastline, including the historic towns of Alwick, Bamburgh and Seahouses, is also within comfortable driving distance.

The area is well connected via the A696 and A68, providing links to Newcastle upon Tyne to the south and Jedburgh and Edinburgh to the north. Newcastle International Airport is also within reach, offering a wide range of domestic and international flights







Useful Links

Otterburn Village Shop -

<https://www.visitnorthumberland.com>

Otterburn Mill - <https://www.otterburnmill.co.uk>

Otterburn Castle Country House Hotel -

<https://www.otterburncastle.co.uk>

The Cheviot Hotel, Otterburn -

<https://www.cheviototel.co.uk>

Le Petit Château - <https://le-petit-chateau.com/>

Bellingham Medical Group -

<https://www.bellinghammedicalgroup.nhs.uk>

Bellingham Middle School -

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

Northumberland National Park -

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

Kielder Observatory - <https://kielderobservatory.org>

Kielder Forest Park - <https://www.visitkielder.com>

Cragside House & Gardens (National Trust, Rothbury) -

<https://www.nationaltrust.org.uk/visit/north-east/cragside>

Rothbury Visitor Information -

<https://www.visitnorthumberland.com/explore/rothbury>

Alnwick Castle - <https://www.alnwickcastle.com>

Alnwick Garden - <https://www.alnwickgarden.com>

Newcastle International Airport -

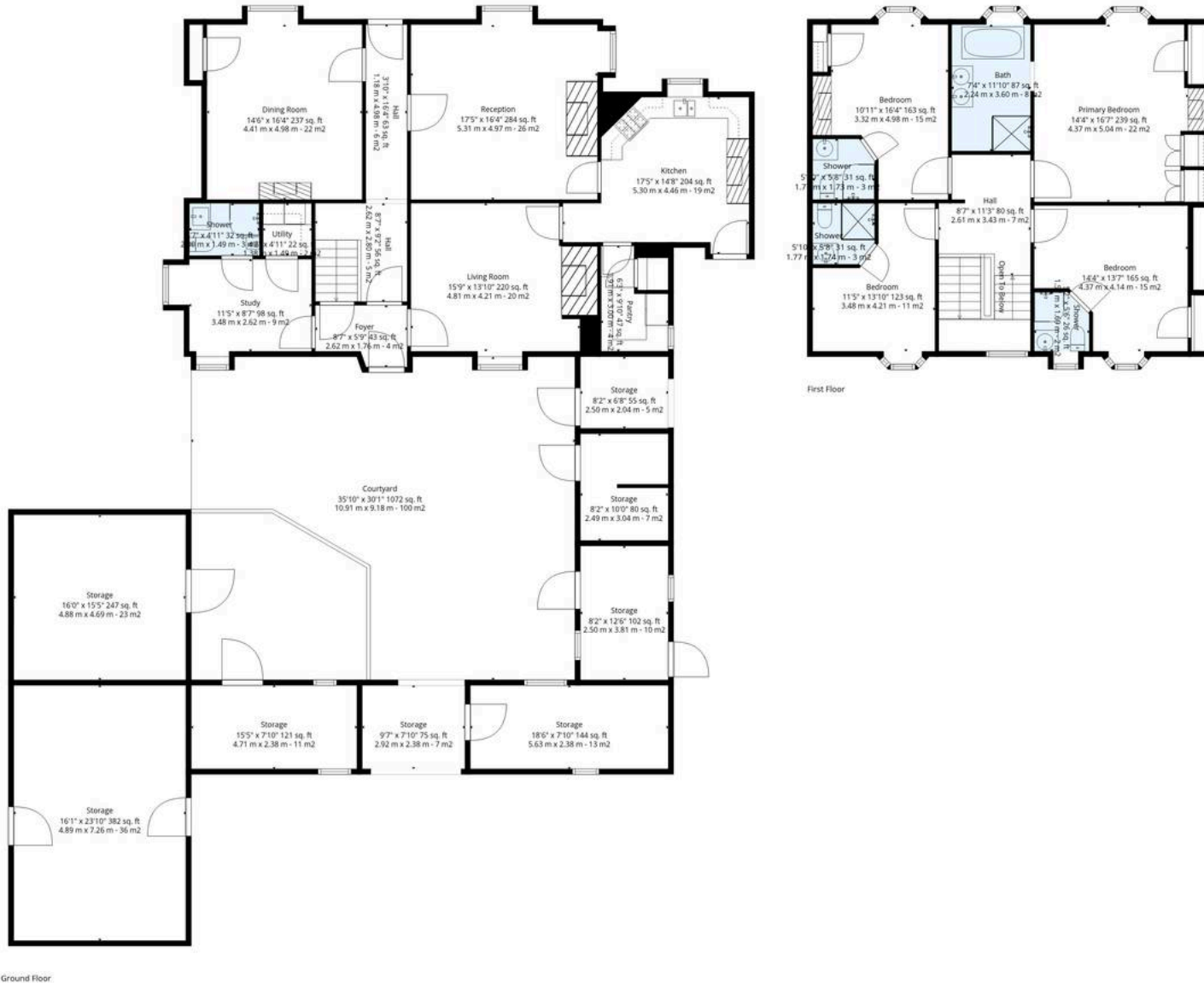
<https://www.newcastleairport.com>

Visit Northumberland (Area Guide) -

<https://www.visitnorthumberland.com>



East Otterburn
Farm



Ground Floor

First Floor

Total: 2495 sq. Ft, 232 m2

Ground Floor: 1389 sq. Ft, 129 M2, First Floor: 1106 sq. Ft, 103 m2

Excluded Areas: Storage: 1208 sq. Ft, 113 M2, Utility: 22 sq. Ft, 2 M2, Courtyard: 1060 sq. Ft, 98 M2,
 Bay Window: 72 sq. Ft, 5 M2, Open To Below: 3 sq. Ft, 0 M2, Walls: 315 sq. Ft, 28 m2

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.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



Paton & Co

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