

# BRUNTON

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## RESIDENTIAL



**YARROW MOOR, YARROW, HEXHAM, NE48**

**Offers Over £280,000**

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This exceptional three-bedroom terraced holiday cottage enjoys a prime position on the edge of Kielder Water, set within the stunning surroundings of Northumberland National Park. With far-reaching views and a tranquil rural atmosphere, it offers a perfect retreat in one of the region's most scenic locations.

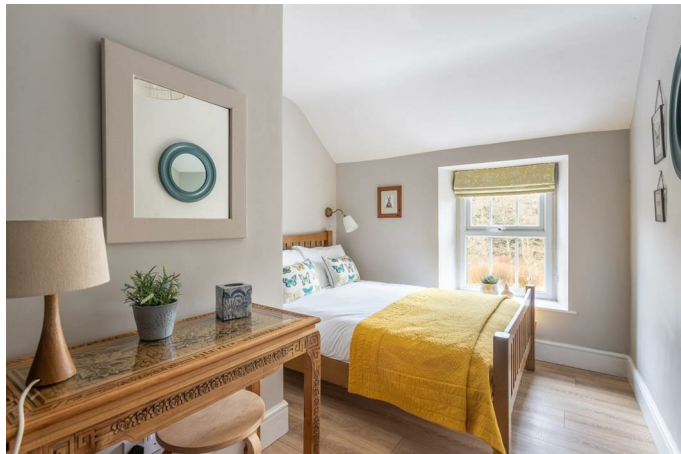
Blending charm with contemporary comfort, the property features character elements such as an original cast-iron fireplace alongside modern additions, including a recently fitted kitchen and bathroom. The well-designed accommodation provides versatile living space, equally suited as a successful holiday let or a peaceful countryside home.

Outside, the cottage benefits from attractive front and rear spaces, with a decked garden at the rear positioned to take full advantage of the spectacular outlook over Kielder Water.

The area is renowned for its natural beauty and outdoor lifestyle, with immediate access to walking trails, cycling routes, and abundant wildlife. Kielder is home to England's largest forest and the biggest man-made lake in Northern Europe, as well as some of the country's darkest skies. The nearby village offers a welcoming community and local amenities, including a first school.

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The internal accommodation comprises: an entrance porch providing space for coats and boots, along with additional storage for a fridge and freezer. This leads into the main hallway with stairs rising to the first floor. To the left is a comfortable lounge featuring an original cast-iron open fireplace, with space for both seating and dining, creating a cosy and characterful living area. The property also benefits from a newly fitted kitchen, equipped with an electric oven, induction hob, fridge and dishwasher, along with a door providing access to the rear garden. Completing the ground floor is a newly fitted bathroom comprising a bath, separate shower cubicle, WC and wash hand basin.

To the first floor, there is a generous main bedroom enjoying exceptional views across Kielder Water. There are two further bedrooms, including a double and a twin, offering flexible accommodation.

Externally, the property benefits from a south-facing courtyard garden to the front and a decked garden to the rear, perfectly positioned to take in the stunning outlook across Kielder Water. Parking is available on the roadside.

This property presents an excellent opportunity to generate strong rental yields. For further information, please enquire or visit the holiday let website: <https://www.kieldercottage.com>



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND :

EPC RATING : E

