



7 Castle Drive, Kielder, Hexham, NE48 1EQ

Offers Over £190,000

**C&D Rural**



## 7 Castle Drive, Kielder, Hexham, NE48 1EQ

- Three bedroom semi-detached house
- Spacious living room with multi-fuel stove and doors through to conservatory
- Dunsley multi-fuel stove in dining room with back boiler
- Modern kitchen with good quality units and space for white goods
- Conservatory with tall glazed frontage and views of the garden
- Extensive South facing rear garden with composite decking and workshop
- Outbuilding used as an utility room
- Parking available on-street
- Situated in the peaceful village of Kielder

Spacious three bedroom semi-detached house with modern fixtures and fittings, on-street parking and large well-presented garden.

**Council Tax band:** A

**Tenure:** Freehold

**EPC Energy Efficiency Rating:** E

**C&D Rural**





An exciting opportunity to acquire a spacious and charming, three bedroom semi-detached home in the idyllic village of Kielder, Northumberland. Offering flexible and versatile accommodation, the property would suit all family types or anyone who wishes to live a more rural lifestyle.

### **The Accommodation**

The front door opens into a welcoming hallway with door through to the living room and dining room. The living room features an impressive multi-fuel stove set on a slate hearth, creating a warm and cosy atmosphere. Double doors open into the conservatory, benefiting from pleasant views from the tall glazed windows which overlook the beautiful rear garden. The raised decking area and garden can be accessed from the side of the conservatory.

The kitchen is fitted with a range of modern solid cabinets, extending to the rear of the property where there is a composite black sink with mixer tap and spaces under the worktops for several white goods. The dining room is located just off the kitchen, featuring a second Dunsley 16kw freestanding multi-fuel stove which feeds the central heating and hot water. Additionally, the water tank can be heated by immersion switch. At the rear entrance there is a downstairs wet room complete with mains fed shower, wall mounted hand wash basin, WC and storage cabinet.





On the first floor you will discover three generously proportioned double bedrooms as well as a hatch to the partially boarded loft with pull-down ladder. The main bedroom features fitted wardrobes along the gable end and windows to the front and rear elevation. Bedrooms two and three are situated to the front and rear elevations respectively and are both generous sizes, providing excellent bedroom or hobby/study space, both with fitted storage cupboards. The modern family bathroom is complete with bath with electric shower over, WC, white hand basin, and tiled walls.

Outside, a small lawn occupies the front of the property, accompanied by a gate on the side, allowing access via a shared path to the rear garden. An elevated decking area connects the conservatory and rear entrance hall, providing a private area for outdoor dining. A versatile utility storage space with power and lighting is located near the back door. The gardens are well-presented including sections of bedding with an array of flowers and plants, lawn, compost area and log store. There is an excellent 10ft x 15ft timber garden workshop which also benefits from electric power. There is on-street parking available at the front of the property.



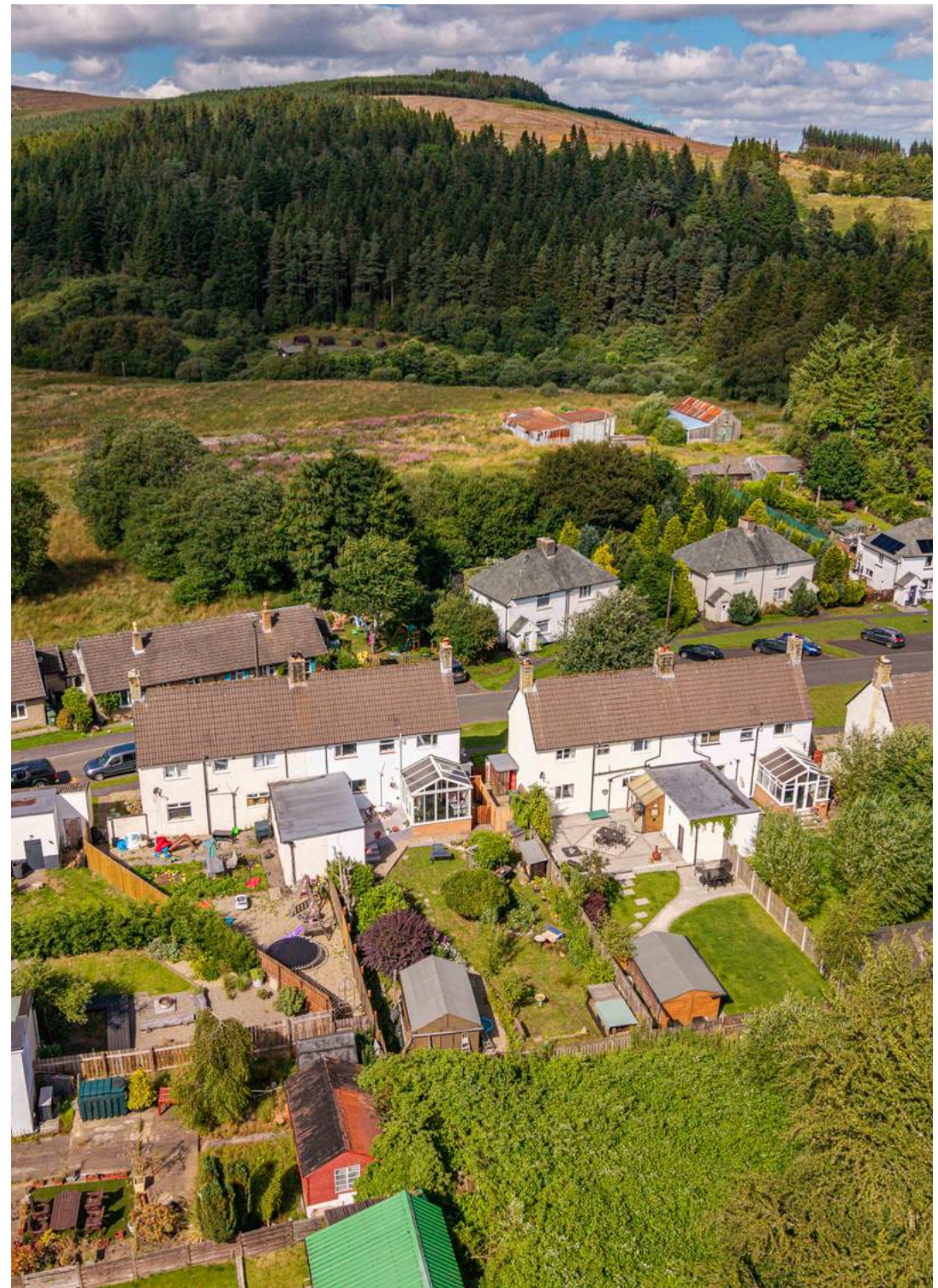


## Location Summary

7 Castle Drive 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, campsite 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.























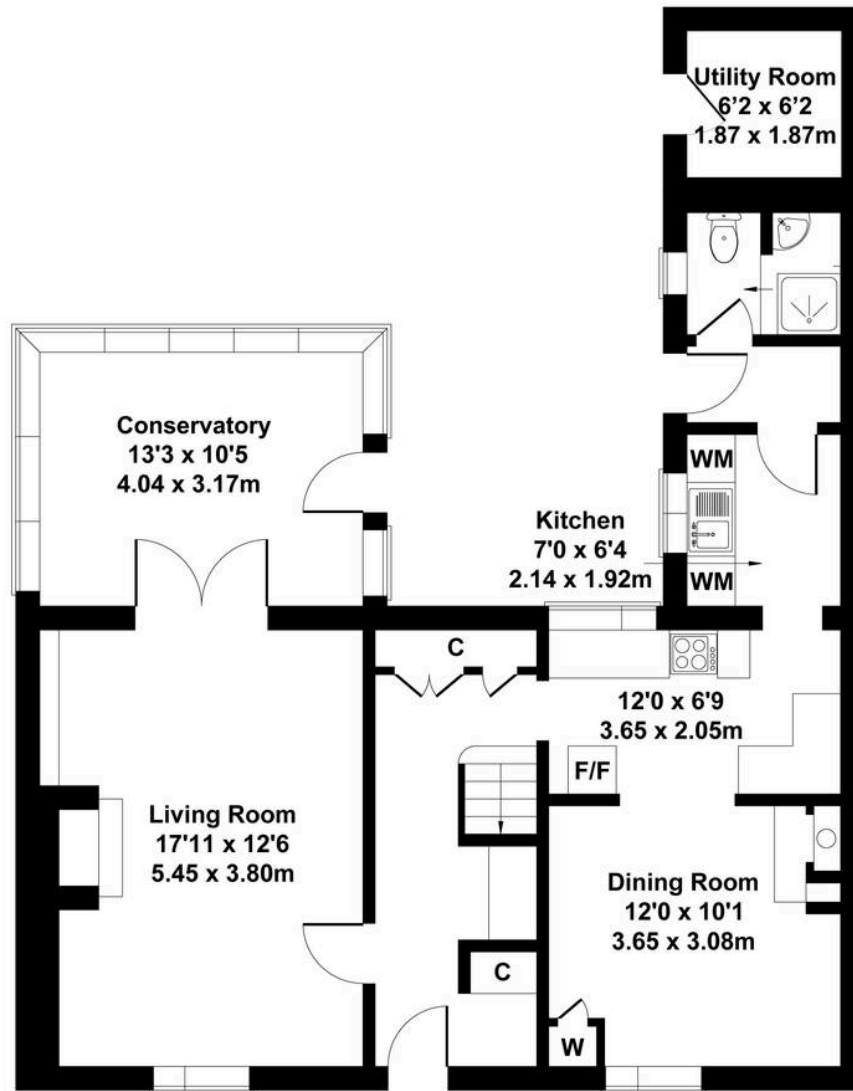




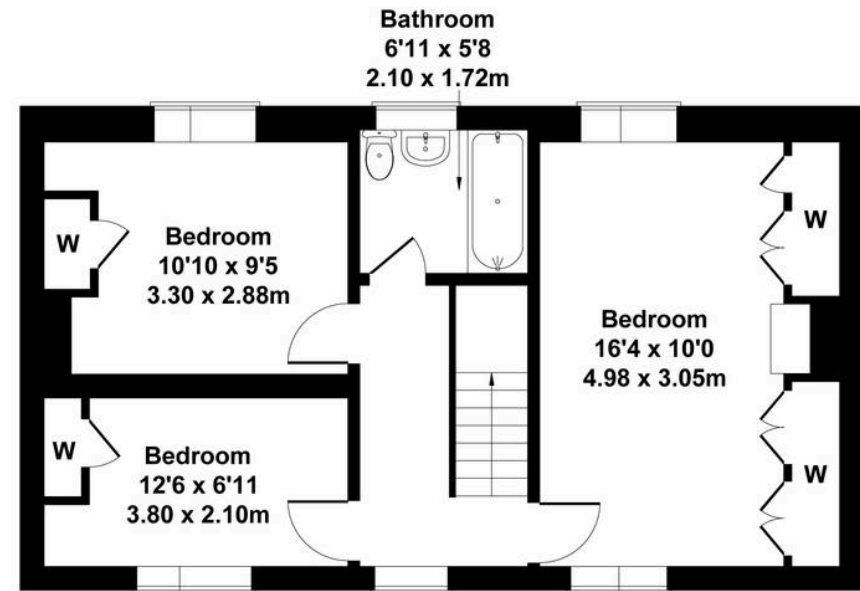


# 7 Castle Drive

Approximate Gross Internal Area  
1431 sq ft - 134 sq m



GROUND FLOOR



FIRST FLOOR

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.

**Services:** The water is supplied by the forestry commission and has an annual billing of £100. The heating and hot water is serviced by a multi-fuel stove in the dining room. There are electric radiators as a secondary source of heating. The property is connected to mains drainage.

**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.

**Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.





Lakeside Townfoot Longtown  
Carlisle CA6 5LY

[www.cdrural.co.uk](http://www.cdrural.co.uk)  
T: 01228 792 299 | E: [office@cdrural.co.uk](mailto:office@cdrural.co.uk)

Important Notice C & D Rural and its clients give notice that:-

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of an 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. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.