



BLUE BELL COTTAGE & SMITHY

PALLINSBURN

£225,000 0

GUIDE
PRICE

AYRE
PROPERTY
SERVICES

01669 621312
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Formerly part of the Pallinsburn Estate, Blue Bell Cottage & Smithy presents a rare and exciting restoration opportunity in a peaceful rural setting, set back from the A697 with excellent links north to the Scottish Borders and south to Morpeth and Newcastle-upon-Tyne. The accommodation extends to approx. 2,200 sq ft (200 sq mts) and requires complete refurbishment and currently uninhabitable, the property offers significant scope for experienced buyers, developers or investors to create substantial added value. A standout feature is the impressive former forge, a large and characterful structure with exceptional potential for conversion or bespoke use (subject to necessary consents), making this an outstanding project with heritage appeal.

Cornhill on Tweed

On the northern edge of Northumberland, Cornhill-on-Tweed is a charming base for exploring northern England and southern Scotland. With nearby Norham's castle ruins, the salmon-rich River Tweed, and miles of scenic walking and cycling trails, it's ideal for fishing, hiking, and history enthusiasts. The village offers a shop, café, and pub, while Coldstream across the river provides additional shops, galleries, and restaurants.

Services

Solid fuel central heating. Mains electricity. Mains water & drainage (water has been disconnected)

Postcode

TD12 4SH

Tenure

Freehold

Local Authority

Northumberland County Council
Tel: 01670 627 000

Council Tax

The Property in in Band B - (£1,870.74 - 2025/26)

EPC Rating

Current Rating - G - Full report available upon request

Viewing

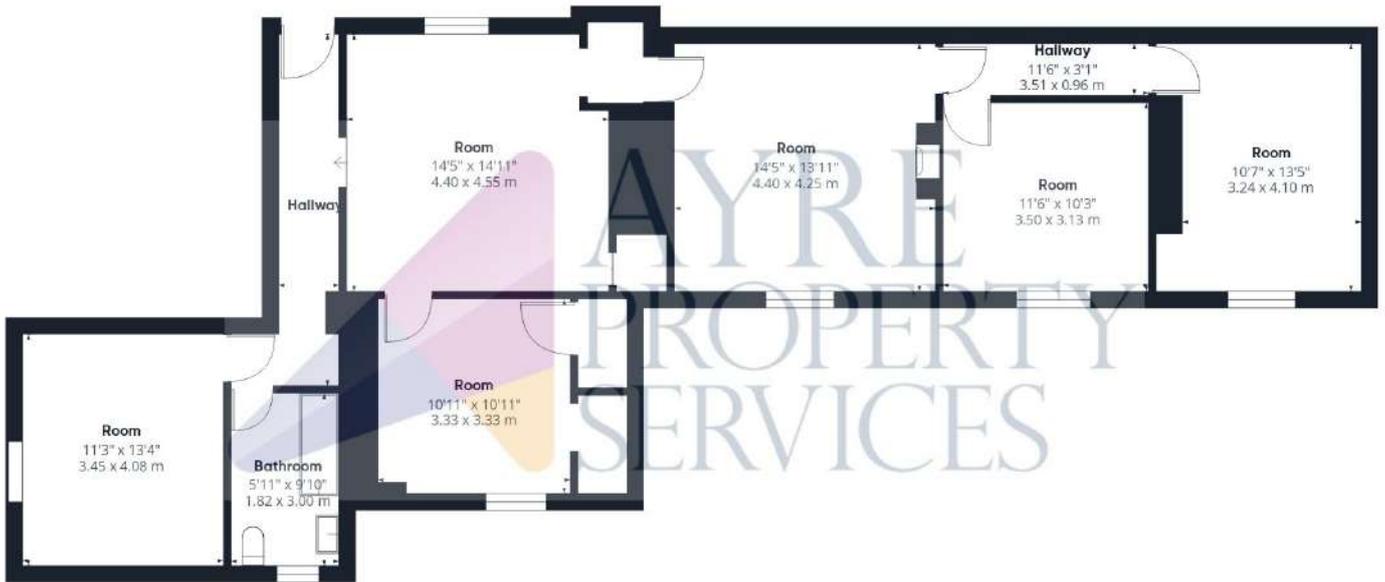
Strictly by appointment with the selling agents.

Location

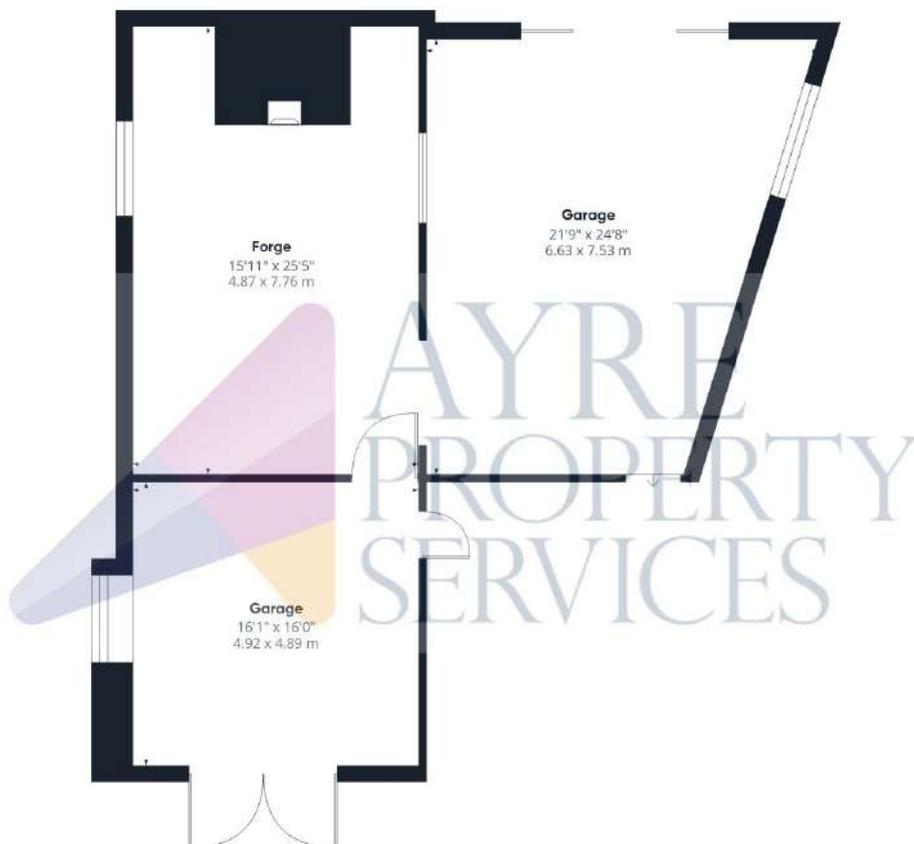
Please refer to the Location Plan within these Sale Particulars. For detailed directions please contact the selling agents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	11 G	

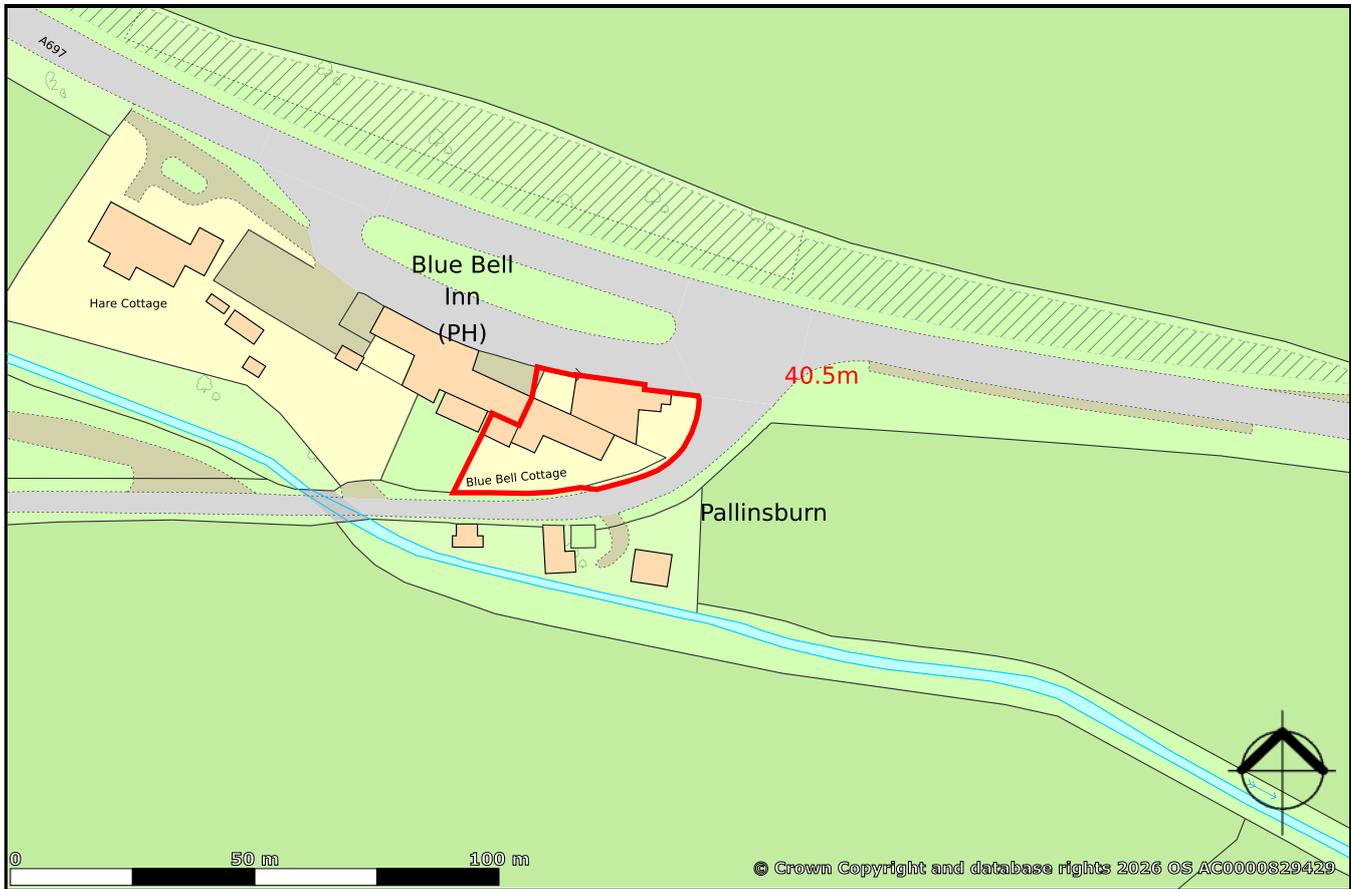


Floor 0 Building 1



Floor 0 Building 2







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Plotted Scale - 1:175,000



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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an or contract. All descriptions dimensions and other details are given in good faith and are believed to be correct but prospective purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. No responsibility can be accepted for expenses incurred by prospective purchasers in inspecting a property that has been sold or withdrawn from the market.