
Well House Cottage
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Well House Cottage
near Harbottle
Morpeth NE65 7DJ
Guide Price £425,000

A charming traditional stone-built cottage in a lovely setting on the edge of Harbottle. It stands within mature gardens and woodland of approximately 1.4 acres. The cottage has a wealth of character, including exposed timber trusses, stone fireplaces and two wood-burning stoves. A superb garden room is glazed on three sides and opens onto a cobbled terrace. The grounds look out over open countryside. Well House Cottage offers approximately 1,326 sq ft (123.2 sq m) of characterful accommodation and is sat in gardens and grounds extending to an acre and a half. On the Ground Floor, Hallway, Breakfasting Kitchen, Dining Room, Living Room, Ground Floor Bedroom, Shower Room and a Utility and beautiful Garden Room. On the First Floor Two Bedrooms, family Bathroom. Externally the gardens, woodland and stream to the side provide lawned areas, cottage gardens and secluded woodland.





Well House

Well House is a short walk from Harbottle, the market town of Rothbury is 8 miles. The village of Harbottle lies in Alwinton Parish, some 7 miles from Rothbury. Harbottle is made up of just a single street, is a one of the most picturesque of Coquetdale's villages. Many of the buildings use pale, biscuit-coloured sandstone. The village is overlooked by the ruins of a 12th-century castle. Harbottle The Star Inn in the centre of the Village and serves as a Community Hub and Information Centre for the Northumberland National Park. The Star Inn has a shop and a newsagents popular by Locals and Visitors alike. Harbottle Church of England First School inspected and rated 'Good'. The Village Hall has many activities including yoga and music evenings. Harbottle Village Show The show is held in "The Oak Field" at Harbottle. A magnificent setting, the site is a natural amphitheatre below the fells of the ancient Drakestone and overseen be ruins of Harbottle Castle. Alwinton It is a small but vibrant community and at the heart is its pub; The Rose and Thistle, recently refurbished with highly regarded chef at the helm. The pub brings together the national emblems from both the English and Scottish border. Alwinton is also the starting point for a number of sporting events during the year including the Alwinton Round and the Cheviot Challenge. The village is also a favourite of Mountain Bikers. Alwinton Car Park is a designated Dark Sky Discovery Site. It's uniquely dark skies mean it's the perfect place to indulge in some stargazing. Alwinton Show The last in the calendar and a firm favourite. One of the largest in the Coquet Valley with a stunning backdrop.

Services
Private spring water supply and mains electric. Oil Fired Central Heating and Septic Tank Drainage

Distances
Rothbury - 8Miles
Alnwick - 17Miles
Morpeth Train Station - 26Miles
Newcastle Airport - 33Miles

Tenure: Freehold
Title Number: ND145618

Local Authority: Northumberland County Council
Council Tax: Council Tax: Band D - £2,597 2026/27

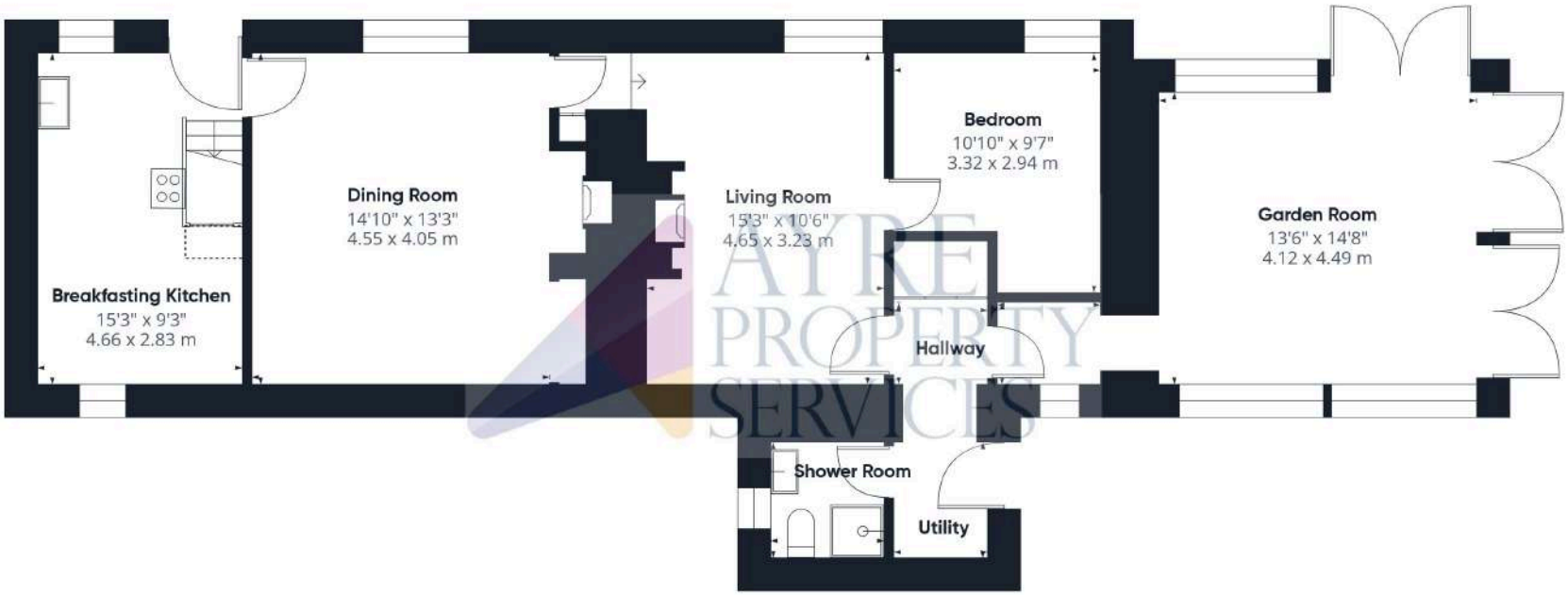
Energy Performance Certificate
Current Rating TBC

Viewings
Strictly by appointment with the Selling Agents





Ground Floor



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Approximate total area(1)

954 ft²

88.6 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

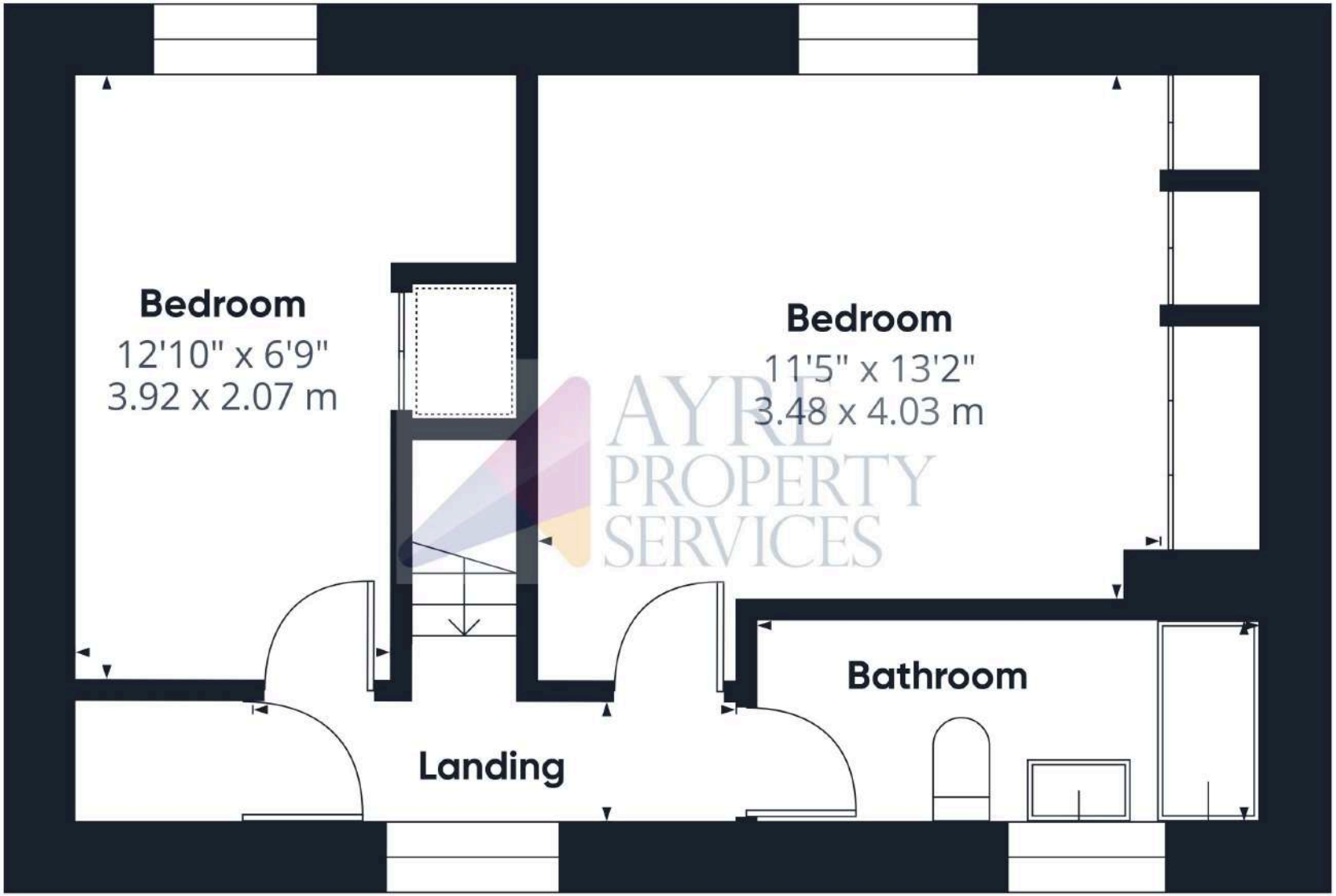
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 1

First Floor



Floor 1 Building 1

Approximate total area(1)

372 ft²

34.6 m²

(1) Excluding balconies and terraces

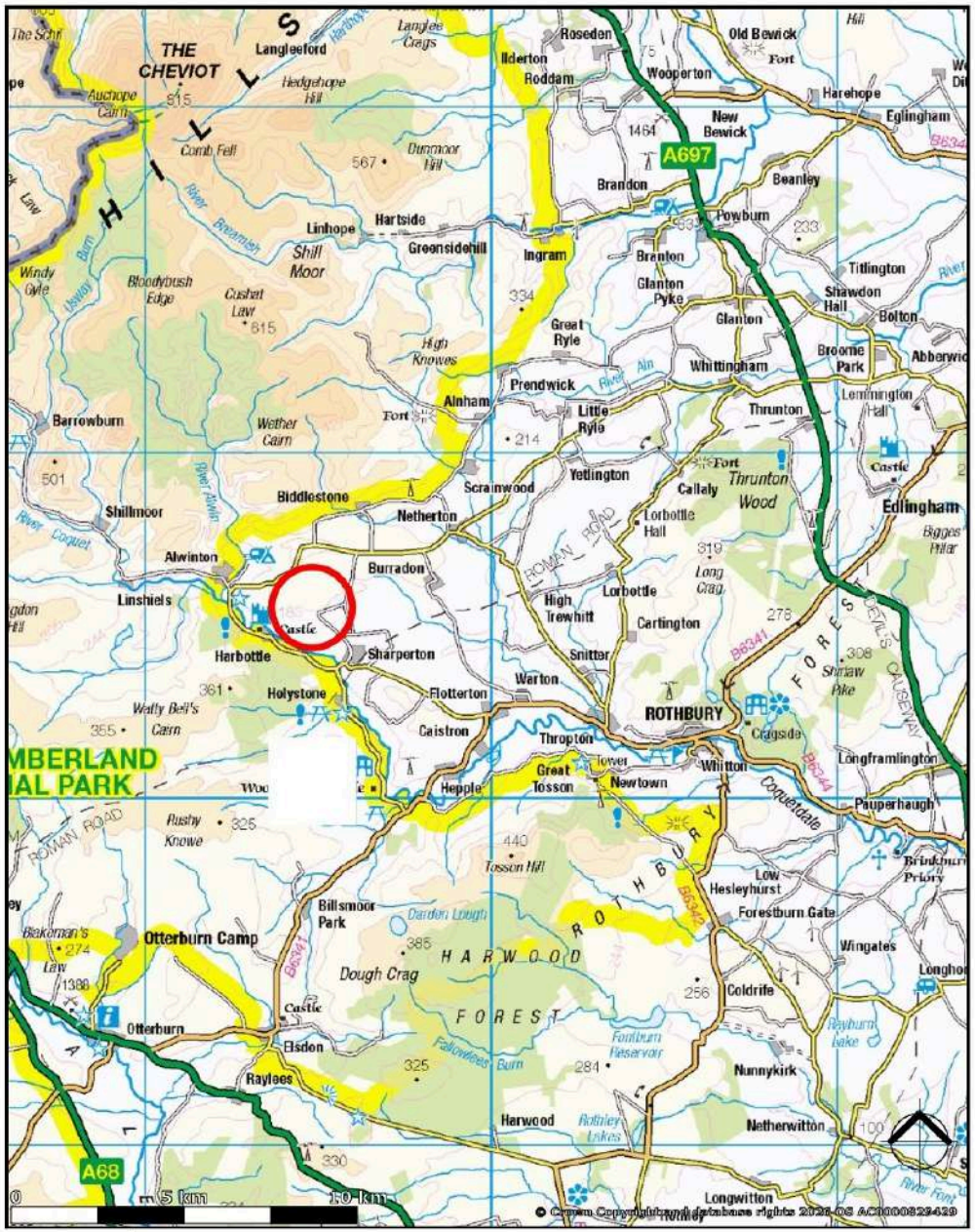
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Site and Location



Site Plan



Location Plan









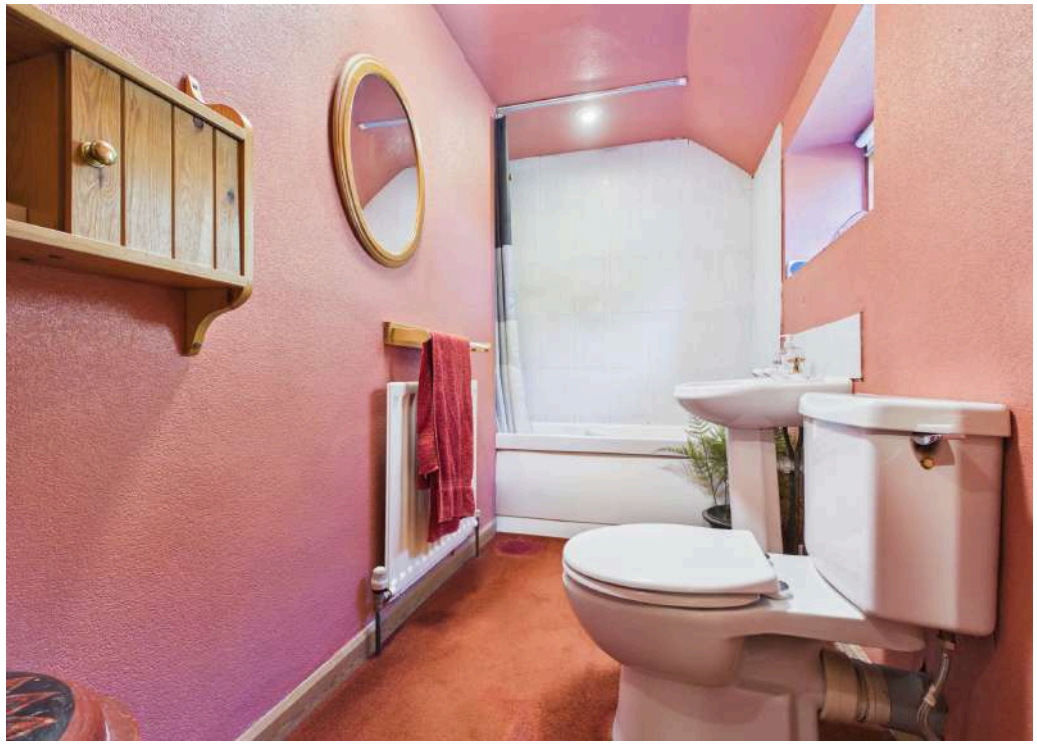





















FOLKESTONE JCT
PALMERS GREEN
SHORNCLIFFE
MAIN





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Important Notice

These particulars are intended only as a guide for prospective purchasers and do not constitute part of an offer 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.

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