

Whitlees

ELSDON | NORTHUMBERLAND



FINEST
PROPERTIES



An appealing traditional stone-built cottage
with outbuildings and land, nestled in the
idyllic Northumberland National Park

Elsdon 1.8 miles | Otterburn 5.1 miles | Bellingham 13.3 miles | Rothbury 13.6 miles | Morpeth 21.3 miles
Newcastle International Airport 25.3 miles | Hexham 27.2 miles | Newcastle City Centre 32.8 miles





Accommodation in Brief

Entrance Porch | Sitting Room | Open Plan Kitchen/Dining Room
Utility Room | Shower Room | Boiler Room | Two Ground Floor Bedrooms
Study Area | Principal Bedroom with Dressing Area & Bathroom

Stone-Built Bastle & Barns | Lawns | Gravelled & Raised Seating Areas
Vegetable Garden | Orchard | Outbuilding | Greenhouse | Parking
Land | Around 6.79 Acres in All







The Property

Whitlees is a wonderful rural property situated within the Northumberland National Park in a peaceful and secluded location, but with superfast fibre broadband is ideal for home-working. The property comprises a pretty stone cottage with fabulous extension, separate stone barn, beautiful gardens and land extending in all to around 6.79 acres. The gorgeous traditional cottage has been updated with stunning contemporary interiors to create a truly idyllic escape. Unspoiled countryside stretches away in every direction, and the historic village of Elsdon is within easy reach.

The main entrance to the property is via the front porch, leading through a traditional wooden door with latch into the sitting room. This is a lovely light room in which to relax, with views over the gardens and land from the windows on two sides. A woodburning stove in the fireplace further adds to the character and homeliness of the cottage. The kitchen is the true heart of the home. This is a stunning room flooded with natural light from the roof lights, windows and bi-fold doors to one side. Even when the bi-fold doors are closed, the garden feels part of the house and the dining/living space at the end of the kitchen takes full advantage of the views out. Modern shaker-style units provide an abundance of storage and there is a gas hob, plumbing for a dishwasher and space for a full-height fridge/freezer. A very useful utility room is accessed from the kitchen or the sitting room. Off the utility room there is a separate downstairs WC with shower and the gardens can be accessed through the boiler room.



There are two very pleasant double bedrooms downstairs, one with fireplace, woodburner and built-in storage cupboard. These rooms could be reconfigured as additional reception space or a study if desired.

A bright and airy study area at the top of the stairs leads through into the principal bedroom. This impressive suite incorporates a dressing area with built-in wardrobes and a smart modern bathroom with bath, separate walk-in shower, wash hand basin, WC and bidet. The whole of the first floor is flooded with light and features wonderful character beams and traditional wooden latched doors.



Externally

The established gardens to the rear of the property are full of mature trees, hedges and herbaceous borders, planted with a mass of spring bulbs, and bordered by traditional stone walls, creating separate spaces and a wonderful country haven. The garden attracts a huge variety of birds throughout the year. Lawned areas run up to gravelled seating areas, and a corner is dedicated to growing vegetables. A greenhouse and outbuilding are located beside the house and fruit trees grow in front of the bastle. Numerous native trees have been planted and a wildflower meadow established. There is ample space for parking and planning permission is in place for an open-fronted double garage incorporating solar panels (Northumberland National Park planning ref. 16NP0089).

The barn and bastle are divided into three separate spaces and are currently used for storage.

Fields stretch away from the property and offer potential grazing opportunities and are also suitable for woodland creation, wildflower meadow and scrapes to attract wildlife, for which grants may be available. These fields extend to around 5.82 acres. There is also a separately fenced level area of around 0.36 acres opposite the cottage which presents further opportunities.

The whole area is enclosed by woodland, making it an incredibly secluded and peaceful spot. The property as a whole extends to around 6.79 acres.





Local Information

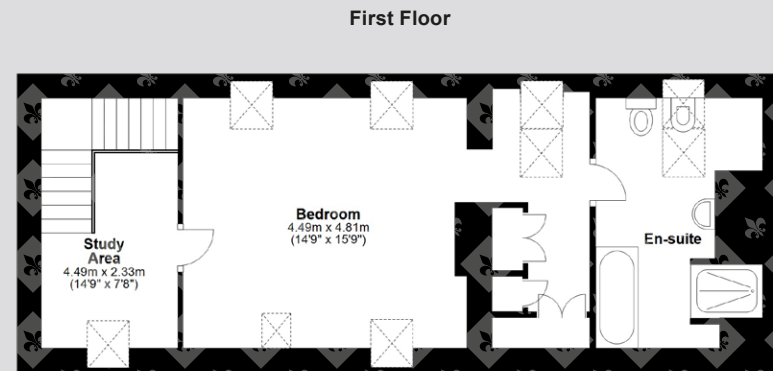
Elsdon is an idyllic village in the upland Redesdale Valley in Northumberland at the heart of the Cheviot Hills. The village has a traditional public house and a tea room. Nearby Otterburn is a popular resting place for travellers to and from Scotland with a small vibrant community. There is an independent general grocery shop, village hall, two hotels and Otterburn Mill. Le Petit Château and Otterburn Castle are both hotels and offer a public restaurant and bar; Otterburn Mill, an 18th-century woollen mill contains a small museum outlining the history of weaving, outdoor shop and café. The village also boasts a sports centre. The village of Rothbury is easily reached to the east, and Bellingham is a short drive away to the west, offering further everyday amenities.

The property is within Northumberland National Park and the International Dark Sky Park. There is direct access to Harwood Forest, with miles of walking and cycling, including the Sandstone Way and St Oswalds Way. Kielder Water and Forest Park is within easy reach and provides a multitude of water-based activities, a sculpture trail, mountain biking and a multi-purpose track for running and cycling. Hexham provides a wider range of retail, educational and professional services together with a hospital. Newcastle is also accessible with further comprehensive cultural, educational, recreational and shopping facilities.

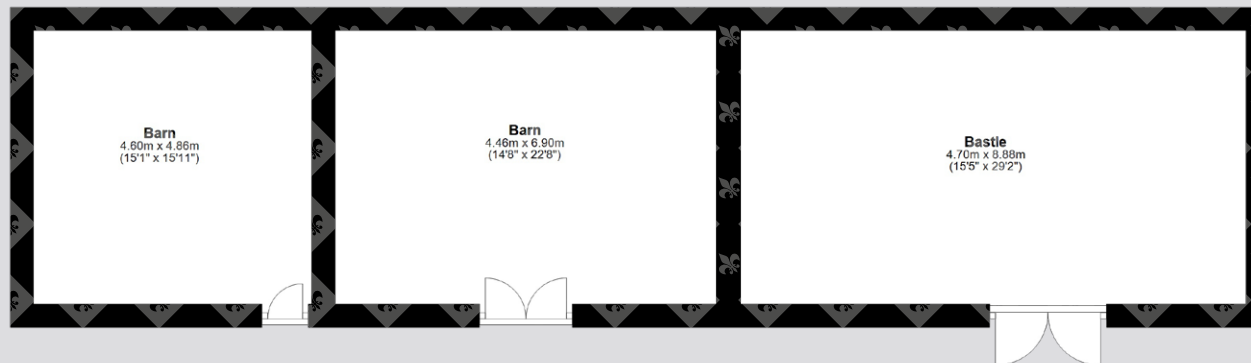
For the commuter the A696 and A68 provide excellent links to the A1 and A69. The A68 also links to Edinburgh and the north. The railway station at Newcastle provides regular services to London and the South, Morpeth railway station also offers direct services north and south. Newcastle International Airport is within easy reach.

Floor Plans

Total area: approx. 271.6 sq. metres (2923.9 sq. feet)



Outbuilding



Directions

From Otterburn head east on the A696 then take the left exit signposted Rothbury and Elsdon onto the B6341. Follow the road into Elsdon. Head through the village and cross the small bridge then immediately turn right. There are two gates ahead. Pass through the left-hand gate onto the lane. After 0.5 miles, where the road splits, keep right. After another 0.6 miles, pass through another gate into the forest. Continue for 0.7 miles and the property is on the left-hand side.

Google Maps

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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

There is an off-mains electricity system comprising generator and battery bank, supplemented by solar PV panels. Heating and hot water are provided by a biomass boiler (final RHI payment due June 2023). Private spring water. Drainage to septic tank. Superfast Fibre to the Property (FTTP).

Postcode

Council Tax

EPC

Tenure

NE19 1BT

Band C

Rating F

Freehold

Viewings Strictly by Appointment

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