

Low Donkleywood Cottage

DONKLEYWOOD | FALSTONE | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A stunning country cottage with beautiful and elegant
interiors set amidst glorious unspoiled countryside

Falstone 1.8 miles | Bellingham 6.7 miles | Hexham 22.7 miles | Corbridge 24.5 miles
Newcastle International Airport 33.6 miles | Jedburgh 36.5 miles | Newcastle City Centre 39.2 miles





Accommodation in Brief

Entrance Hall | Sitting Room | Open Plan Kitchen/Dining Room
Larder | Utility Room | WC | Two Bedrooms | Bathroom

Garden Stores | Garden | Parking







The Property

Low Donkleywood Cottage is a stunning country cottage which has been comprehensively renovated and upgraded in recent years to provide well-presented accommodation with considerable character and charm. The cottage, originally a pair of railway cottages, sits amidst glorious open countryside in the North Tyne River Valley yet close to the peaceful hamlet of Donkleywood, within easy reach of local amenities and within the Northumberland National Park, a designated Area of Outstanding Natural Beauty. The cottage enjoys open views over stunning rolling countryside to the south, east and west with gently rising moorland to the north of the village. Internally the cottage provides all the requirements for modern-day living including an efficient air source heating system and underfloor heating throughout the ground floor.



The front door opens into a bright entrance hall with vaulted ceiling and attractive stone flooring that runs throughout the ground floor. The main reception areas are located to the original front of the house for maximum benefit of the glorious southerly views. The dual-aspect open plan kitchen/ dining room runs the depth of the cottage offering views to the front and rear. The kitchen is fitted with a comprehensive range of elegant cabinetry, double Belfast sink, granite work surfaces, dual-fuel range-style cooker,

integrated dishwasher and benefits from an excellent larder. The spacious dining area has a high beamed ceiling and multi-fuel stove set on a tiled hearth in a stone inglenook fireplace. The bright sitting room, which has an open fire with stone surround, high beamed ceiling, offers stunning southerly views and has a door leading out to the garden; a further door has been blocked off but could easily be re-instated. From the hall a door leads through a useful utility room which is plumbed for a washing machine, houses the water tank and offers useful storage and shelving. There is a cloakroom/WC off the utility room.

A concealed staircase from the sitting room leads up to the first floor landing which has two windows offering views towards the picturesque hamlet. There are two double bedrooms both of which have stunning elevated views of the garden and valley beyond and have characterful original exposed fireplace stonework. The luxurious bathroom has a double-ended, ball and claw foot roll top bath positioned beside the window to take in the views, separate walk-in shower, wash hand basin and WC.





Externally

Low Donkleywood Cottage is approached through a gated entrance which leads to a parking and turning area at the rear of the cottage with ample space for several cars. There are two stone outhouses to the rear which have been rebuilt and now provide excellent storage.

The garden surrounds the property and is mainly laid to lawn at present yet offers enormous potential for a keen gardener to be creative. There are a number of areas to sit and enjoy the fabulous views over open fields towards the North Tyne and abundant wildlife that visits the garden and surrounding area. In addition, the garden includes part of an old railway bridge together with a stone well that has been rebuilt which provide interesting features.





Local Information

Donkleywood, thought to mean hanging wood, is a small hamlet in the North Tyne Valley which is within both the designated Northumberland International Dark Sky Park and the beautiful Northumberland National Park. The area is a haven for wildlife much of which can be enjoyed from the garden. The surrounding countryside offers excellent walks and cycling. Kielder Water and Forest Park which provides a multitude of water-based activities, the award-winning Kielder Observatory, Kielder Skyspace and sculpture trail, mountain biking and a multi-purpose track for running and cycling is very accessible.

Nearby Falstone has a tearoom and post office and there are two excellent local inns, The Black Cock in Falstone and The Pheasant in Stannersburn, with The Hollybush at Greenhaugh also nearby. Tarset also has an active arts community while the thriving village of Bellingham provides everyday amenities with a variety of shops, post office, cafés and heritage centre. There are several pubs together with a hotel, garage, library, health centre, chemist and emergency services along with an excellent 18-hole golf course. Hexham provides a wider range of local retail, educational and professional services together with a hospital; the eclectic range of boutiques, cafés and restaurants in Corbridge are also very accessible. Newcastle is within easy reach and provides further comprehensive cultural, educational, recreational and shopping facilities.

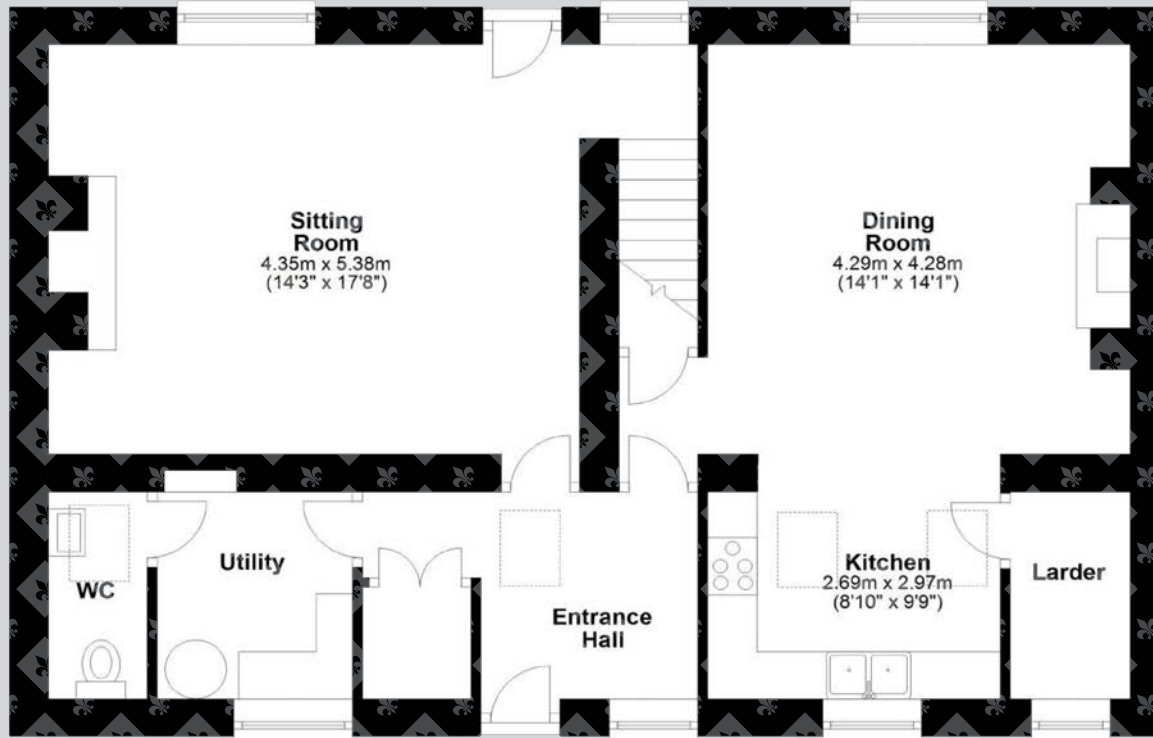
For schooling, there is an excellent first school in Greenhaugh, while Bellingham offers a nursery school together with first and middle schools. Senior schools are available in Hexham and Haydon Bridge with several private day schools in Newcastle.

For the commuter the A68 and A69 provide excellent access to Newcastle in the east and Carlisle in the west, and onward access to the A1 and M6. The railway station at Hexham provides regular cross-country services to both Newcastle and Carlisle, which in turn link to main line services to other major UK cities north and south. Newcastle International Airport is also within easy reach.

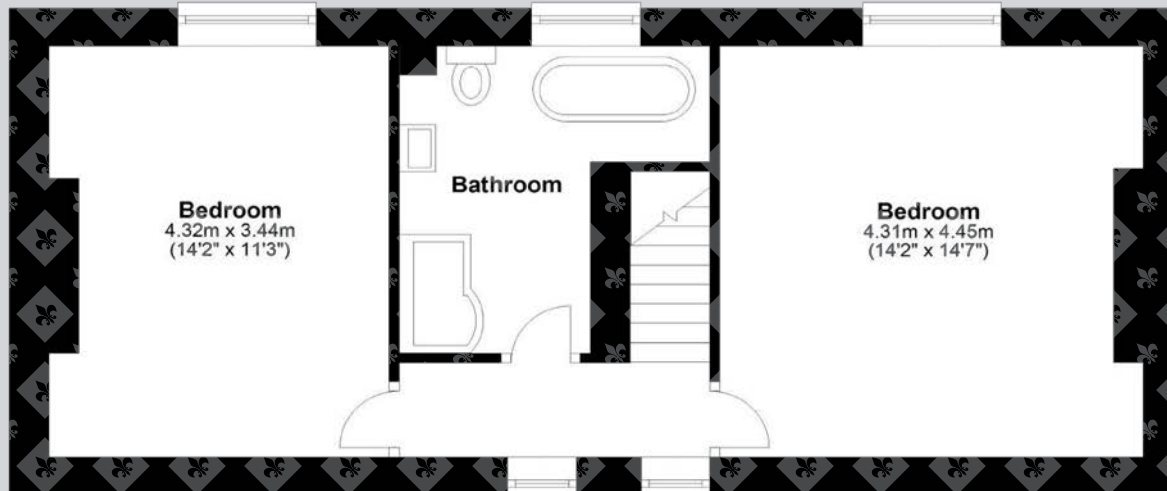
Floor Plans



Ground Floor



First Floor



Total area: approx. 123.8 sq. metres (1332.6 sq. feet)

Google Maps

what3words



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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

Mains electricity, Main water to house and spring water to garden. Private drainage to septic tank.
Air source heat pump for central heating.

Postcode

Council Tax

EPC

Tenure

NE48 1AH

Band C

Rating E

Freehold

Viewings Strictly by Appointment

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