

West Cottage

THORNGRAFTON | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A traditional stone-built country cottage
with beautiful mature gardens

Bardon Mill 0.8 miles | Haltwhistle 5.8 miles | Hexham 11.4 miles | Corbridge 15.2 miles
Carlisle 28.1 miles | Newcastle International Airport 30.3 miles | Newcastle City Centre 33.9 miles





Accommodation in Brief

Ground Floor

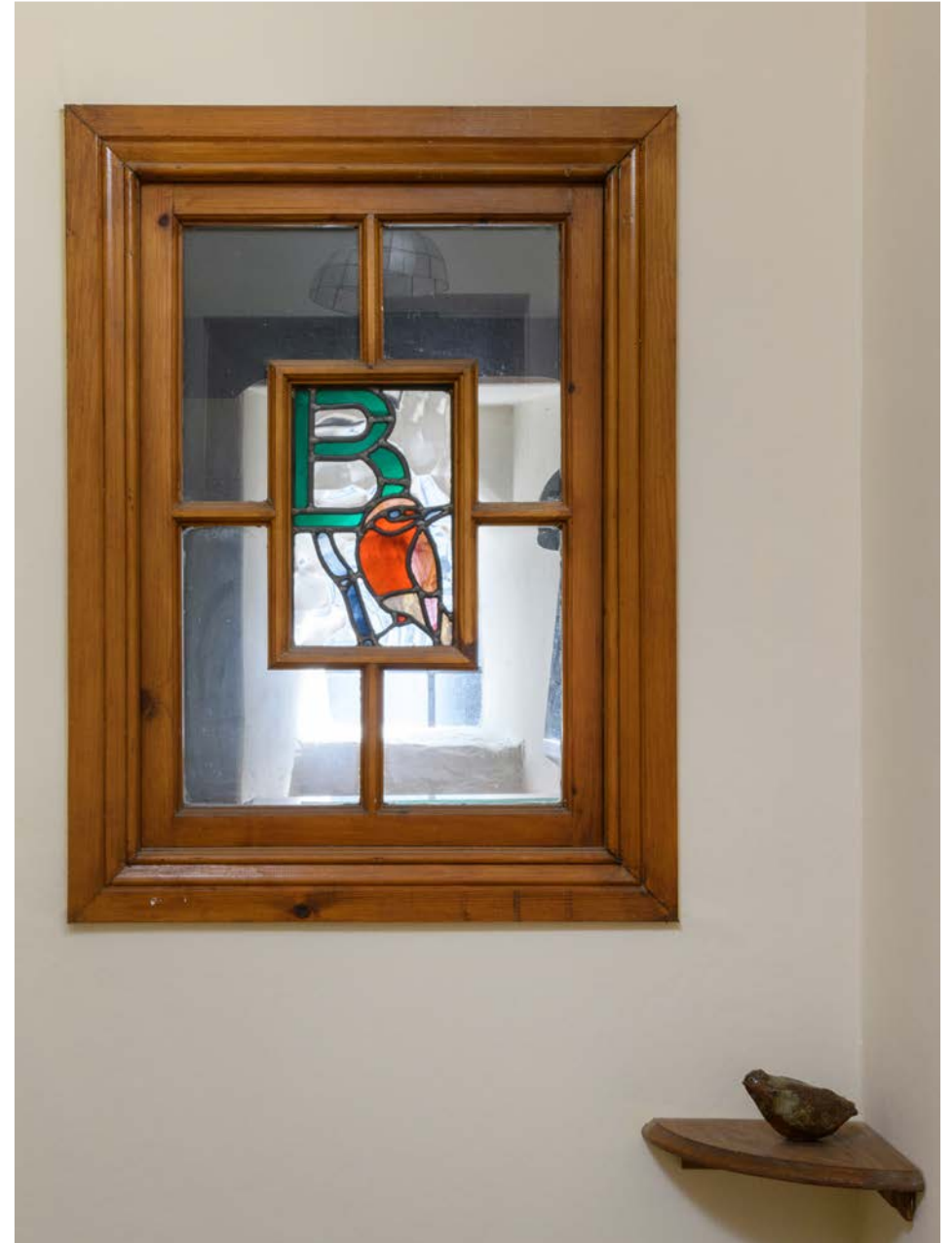
Porch | Kitchen/Dining Room | Sitting Room | Dining Room | Utility Room

First Floor

Four Bedrooms | Shower Room | Bathroom

Externally

Two Stone Stores | Timber Double Garage







The Property

Situated in the tranquil village of Thorngrafton, just a stone's throw from Northumberland National Park and Hadrian's Wall, West Cottage is an attractive stone-built country cottage dating from the mid-1700s. The property features generous and well-maintained mature gardens and a delightfully quirky interior with a wealth of character features.

Inside, the property's living areas are warm and welcoming, showcasing many hallmarks of a quintessential country cottage. The property is entered via a glass-fronted porch, which leads to the main kitchen/dining room. The kitchen features an enduring traditional aesthetic, with wooden cabinetry, a walk-in pantry, exposed beams, and a large inglenook fireplace housing a classic cream Rangemaster. A large utility room sits adjacent with Belfast sink and separate WC.

A sitting room and a separate dining room complete the ground floor. The sitting room's obvious focal point is an impressive inglenook fireplace that houses a Clearview multifuel stove. A recessed window with a window seat provides a lovely outlook across the rear garden, and exposed beams impart a traditional feel.

The dining room is similarly intimate and inviting, with a brick feature fireplace and ample natural light.

Upstairs, four well-proportioned bedrooms can be found, served by a shower room and a bathroom. The bedroom accommodation is thoughtfully divided, offering enhanced privacy. Each side of the house is accessed via its own staircase, with two bedrooms and a shared bathroom on each side. One of the bedrooms features a unique medieval decorative theme, an obvious choice for a kid's bedroom.







Externally

Externally, West Cottage excels. The property sits on a plot of 2.35 acres, of which 1.85 acres are planted with over 800 mixed deciduous trees. The generous rear garden is mainly laid to lawn with borders, mature trees and an orchard area with apple, damson, plum, and crab apple trees. Visits from the local wildlife are frequent in the garden, making it a wonderfully serene spot to sit. A timber double garage provides ample storage in addition to two stone stores.





Local Information

Thorngrafton is a small hamlet which sits in an elevated position above Bardon Mill offering a peaceful environment and beautiful setting yet within easy reach of local amenities. Bardon Mill offers everyday amenities with a village store and tearoom, pub, mobile post office and pottery. The Bardon Mill & Henshaw village hall is the UK's first earth-sheltered village hall and offers a range of clubs and facilities for the active community.

Nearby Haydon Bridge offers further facilities including a small supermarket while Haltwhistle offers supermarkets, a good selection of shops, leisure centre and outdoor swimming pool, primary and secondary schooling, professional services and a new hospital. Additional services including larger supermarkets, schooling, a larger hospital, a further range of shops and eateries are available in Hexham. Both Newcastle and Carlisle are easily accessible and provide further cultural, educational, recreational and shopping facilities.

The beautiful surrounding area provides walks and other country pursuits with Hadrian's Wall country and the Northumberland National Park nearby and the Hadrian's Wall Cycleway from which to enjoy the spectacular countryside. The Lake District is also easy to reach.

For the commuter the A69 provides excellent access to Newcastle to the east and Carlisle to the west, with onward access to the A1 and M6 respectively. Newcastle International Airport is also easily accessible. The rail station at Bardon Mill provides regular cross-country services, which in turn link to other main line services to major UK cities north and south. There is also a bus service to Carlisle and Newcastle which runs through Bardon Mill.

Floor Plans



Total area: approx. 197.6 sq. metres (2127.2 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 and water. Biomass boiler (wood pellets).

Postcode

NE47 7AD

Council Tax

Band F

EPC

Rating E

Tenure

Freehold

Viewings Strictly by Appointment

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