



Two bedroom detached cottage with outstanding views, gardens and outbuilding

Bellsburnfoot, Kielder, NE48 1EN

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## Guide Price

£350,000

## Description

Superb detached cottage in an enviable and idyllic rural setting, close to Kielder Village with modern fixtures and fittings, beautifully maintained garden and useful outbuilding.

## Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,  
CA6 5LY





## KEY FEATURES

- Superb detached single-storey cottage
- Two bedrooms
- Attractive features throughout
- LPG central heating
- Generous lounge with patio doors and woodburning stove
- Idyllic rural location close to Kielder Village
- Outstanding views of the surrounding countryside
- Large plot just under 1/3 of an acre, driveway and useful barn
- Beautiful area including Bells Linn Waterfall nearby and Kielder Forest
- EV Charger

## Situation

Bellsburn Foot is located a short drive north from Kielder Village, and is accessed up a short track from the main road. Bellsburn Foot is the only property on this track. An abundance of wonderful off-road walks and cycling tracks are accessible from the area, with water sports and cycle hire available locally, in addition to a small village shop. Kielder Village also includes a primary school, playing field and a rugby pitch, with Kielder Observatory, water and castle situated just a short distance away. The Tyne Valley is a lively community with various events and shows throughout the year.

## What 3 Words

//streaking.leads.tolls



An utterly delightful stone built detached cottage sitting in a large plot just under 1/3 of an acre under a slate roof, set in an attractive garden with generous driveway and a useful outbuilding. The property is accessed by a short track from the main road and enjoys unspoilt views of the surrounding countryside, with no immediate neighbours. The property has been extensively modernised over recent years including insulation, new boiler and central heating and completely re-pointed and offers superb living accommodation with high quality fixtures and fittings throughout. Bellsburnfoot enjoys a tranquil and undisrupted plot, surrounded by Kielder forest and located within the Dark Skies Park.

The spacious conservatory is glazed on three elevations and offers a space to relax while looking out to the garden, as well as a handy cloaks area. An internal door leads into the kitchen, which is fitted with a range of attractive shaker style units and solid wood worksurfaces. There is a stainless steel sink, tiled splashback, open shelving and room for appliances.



The living room is an excellent size and offers attractive features including a multifuel stove, wooden floor, built in storage cupboard and french doors that open out to a raised decked area and the garden. The wooden floor is continued in the principal bedroom which is located off the living room and enjoys a dual aspect, with ample room for bedroom furniture. The second bedroom fits a double bed and offers fitted display shelving and windows on two elevations. The bathroom is located off the kitchen and comprises of bath with electric shower over, WC, wash hand basin and a tiled splashback, with a frosted window to the rear.



## Outside

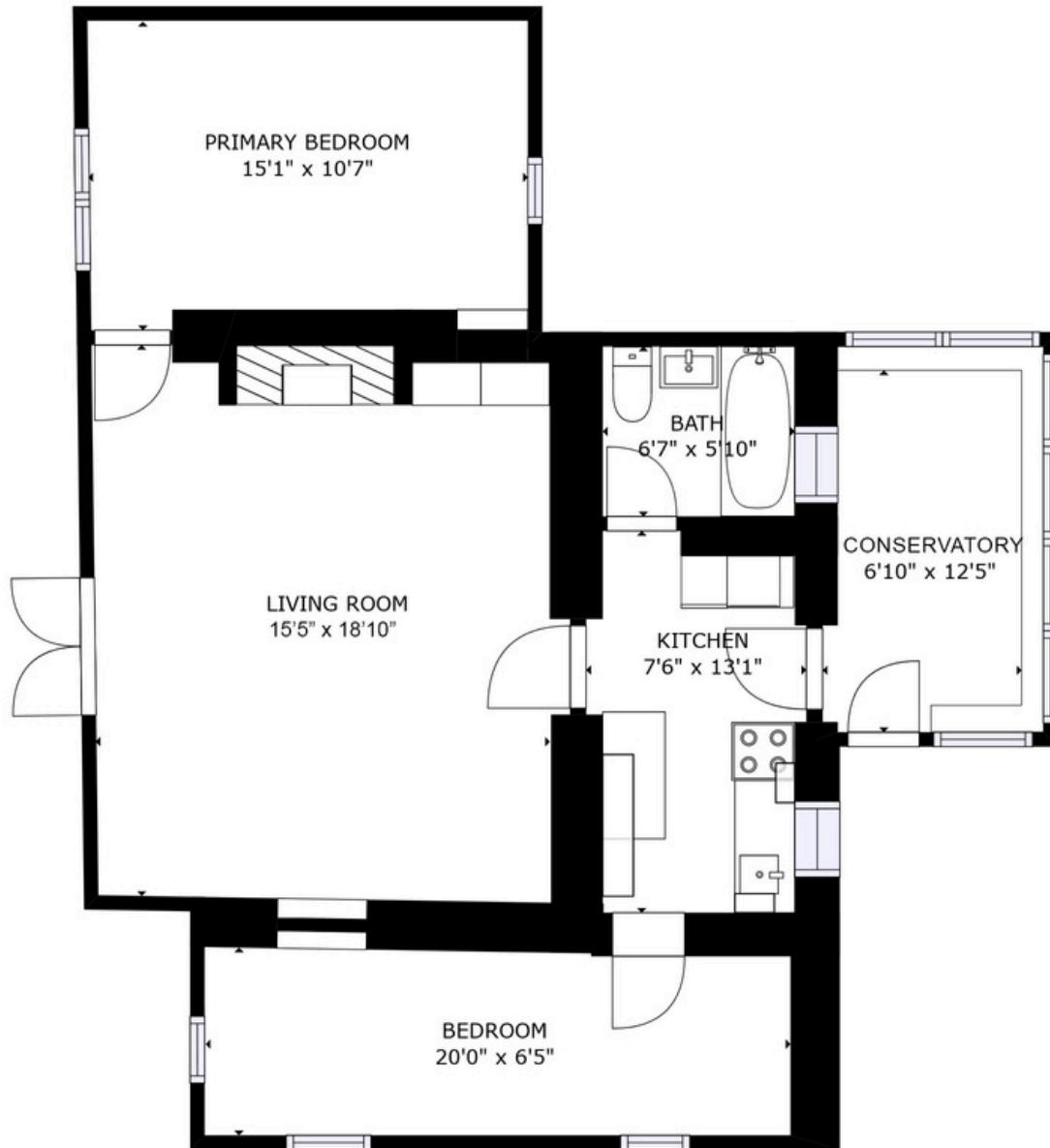
The property is approached via a gated entrance to a generous gravelled driveway, offering ample parking and turning. An EV charger has recently been installed for anyone aiming to reduce carbon emissions. There is a charming stone built barn with power and lights, comprising of three separate rooms, which offers useful storage space or may be suitable for conversion (subject to planning). Beautifully maintained throughout, the fully enclosed garden has been designed to incorporate a sheltered sun trap with patio, lawns, decked area, mature trees and a lean-to log store. The garden enjoys superb views from all aspects.



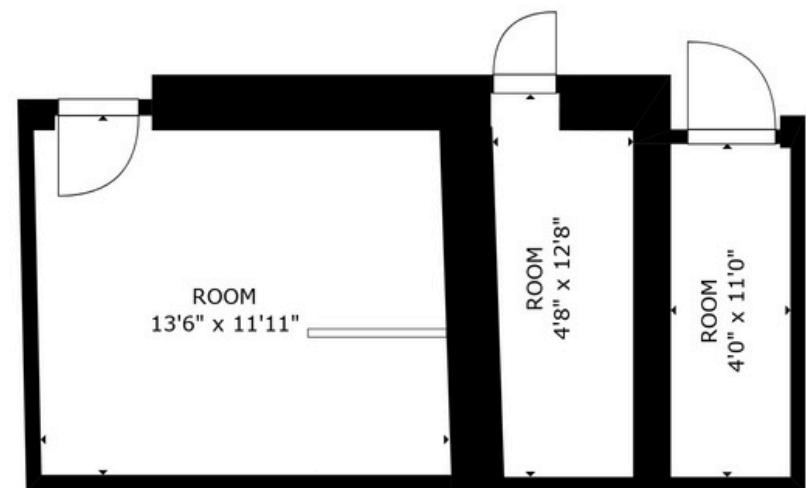








FLOOR 1



GROSS INTERNAL AREA

FLOOR 1: 1182 sq. ft

TOTAL: 1182 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion.

**Matters of Title:** The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

**Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** D

**Services:** Bellsburnfoot is serviced by private water (spring) and mains electricity, and private septic tank. The private water supply costs £100 per annum, payable to the Forestry Commission. There is LPG fired central heating, a new boiler and central heating system were installed in 2021 and the property is double glazed throughout.

**Broadband:** Cable

**Viewings:** Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

**Offers:** Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

**Money Laundering Obligations:** In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted.

**Local Authority:** Northumberland Council, County Hall, A197, Morpeth NE61 2EF. The house is in Council Tax Band C.

**Website and Social Media:** Further details of this property as well as all others offered by C&D Rural are available to view on our website [www.cdrural.co.uk](http://www.cdrural.co.uk). For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on @cdrural.

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