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PROPERTIES

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Humshaugh | Hexham | Northumberland

Walwick Cottage





Accommodation in Brief

Ground Floor

Entrance Porch | WC | Sitting Room | Kitchen/Dining Room | Utility Room | Snug
Boot Room | Dining Room

First Floor

Principal Bedroom with En-Suite | Family Bathroom | Second Bedroom with En-Suite
Two Further Bedrooms | WC | Bedroom/Office Space







The Property

Set within the UNESCO World Heritage Site of Hadrian's Wall and surrounded by the natural beauty of Northumberland National Park, Walwick Cottage is a property rich in history and carefully updated for modern living. Originally built in the 1700s as stables and converted into three cottages in 1890, the house retains its original charm while offering a thoughtful layout and contemporary features.

Inside, the house reveals a tasteful interior that complements its traditional character. The open-plan kitchen/diner serves as the central hub of the home, fitted with shaker-style cabinetry, quartz worktops, a bespoke oak-topped island, and a full suite of premium appliances, including a Bosch double oven, microwave, and Haier American-style fridge-freezer. A utility room adjoining the kitchen adds to the property's practicality with additional storage, a sink and laundry facilities.

The sitting room is anchored by a substantial original stone fireplace housing a wood-burning stove, with glazed doors opening onto the gardens. The dining room features another wood-burning stove, offering an inviting setting for hosting or quieter evenings. A snug provides a versatile space for relaxation, featuring French doors that open to the garden. A convenient boot room adjacent to the dining room completes the ground floor, providing ample storage space featuring full shelving and a hanging rail.

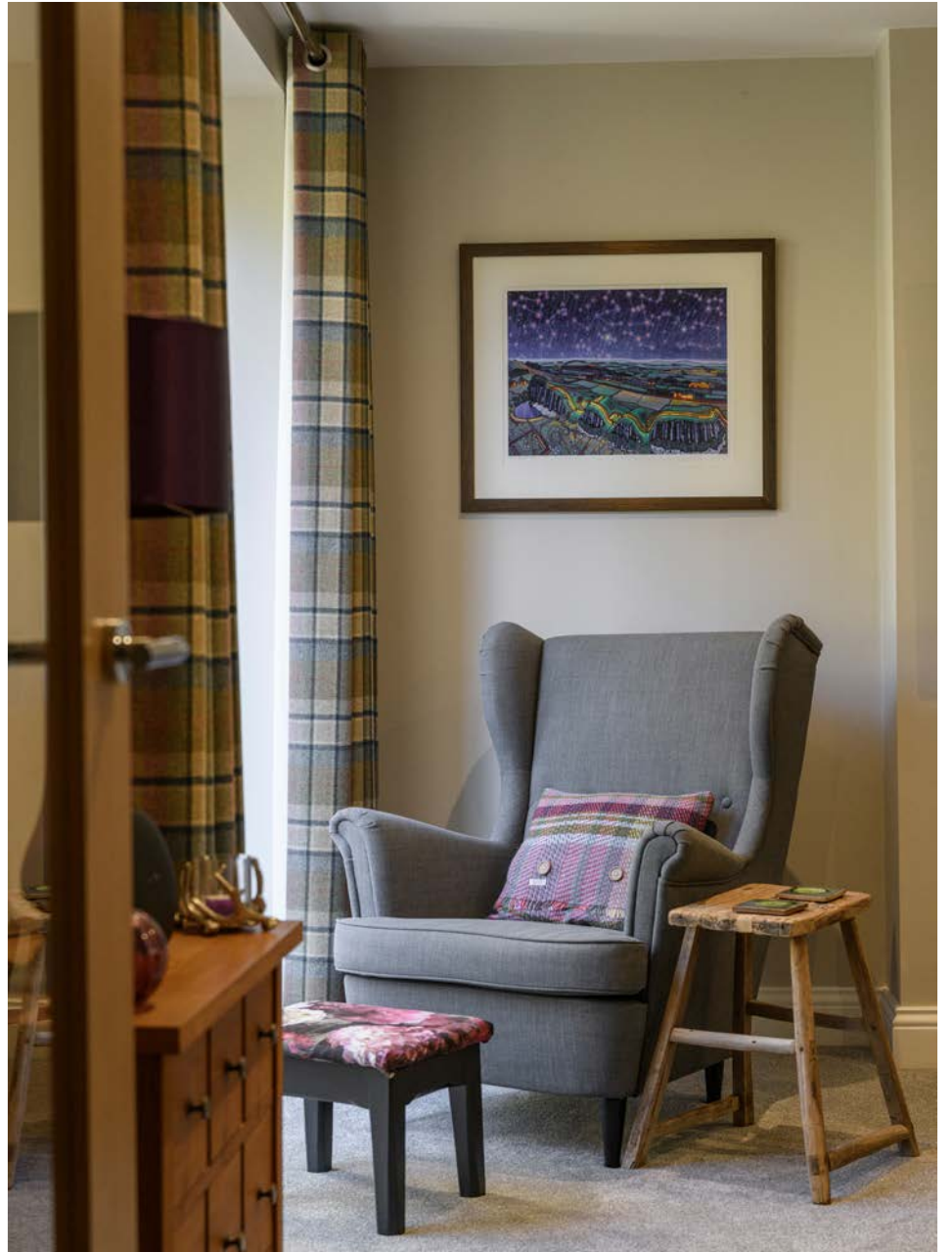
Contemporary features include underfloor heating throughout the ground floor, Wi-Fi ADSL and TV aerial sockets in every room, USB charging points by plug sockets, and lamp sockets integrated into the windowsills.

There are two staircases to the first floor, one located in the dining room leading to a bright, versatile space with a vaulted ceiling, Velux roof windows, and a section of original stone wall exposed with accent lighting. This space is currently set up as a home office with an adjoining WC but could easily be adapted to a fifth bedroom if required.

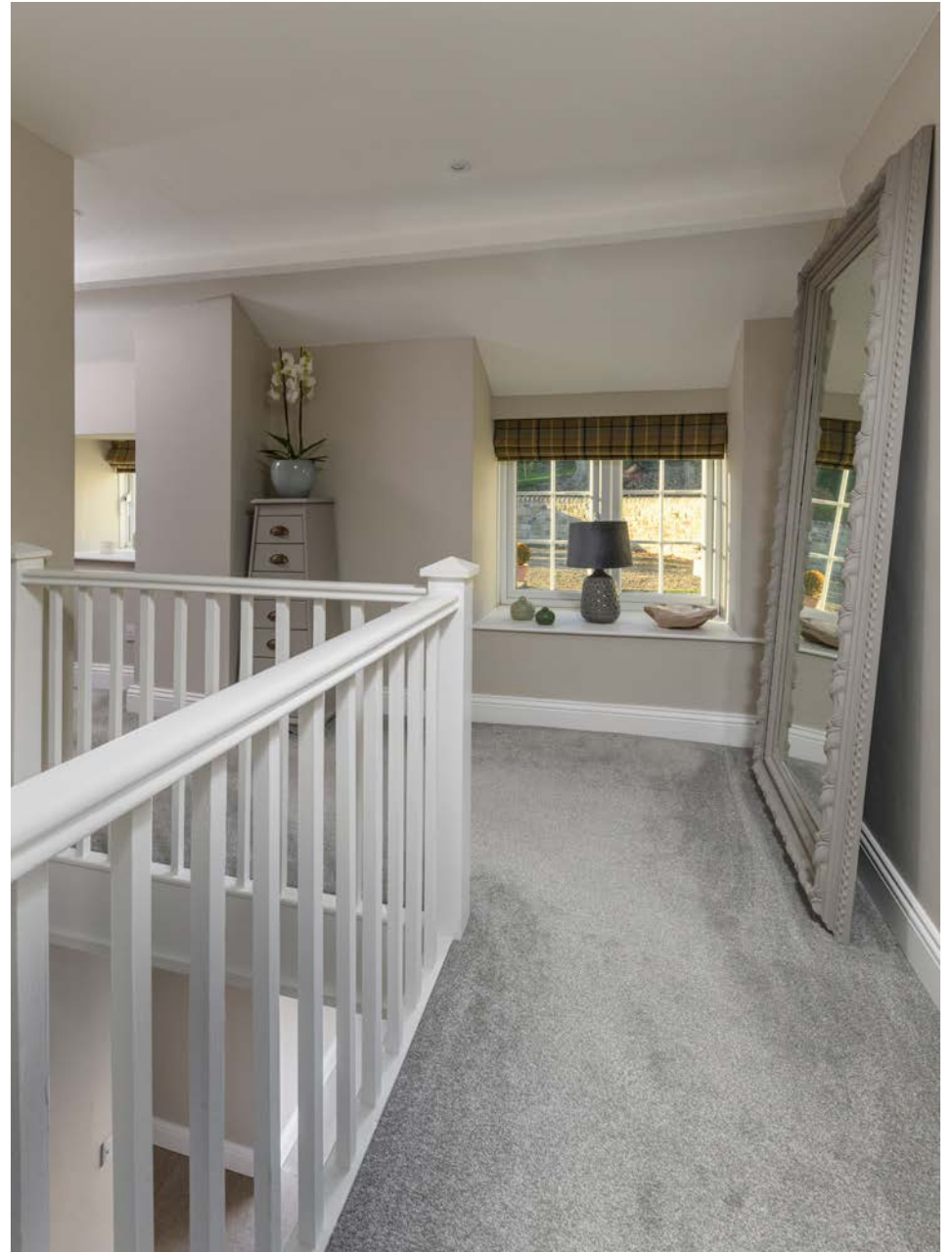
The second staircase can be found in the kitchen/diner and grants access to a spacious landing, the main accommodation, and a beautifully appointed family bathroom with a luxurious freestanding bath and a large shower enclosure with both rainfall shower and handheld shower head.

Both the principal bedroom and second bedroom are complemented by en-suite shower rooms. All three bathrooms benefit from electric underfloor heating. A further three bedrooms feature on this floor, including the one currently utilised as an office.











Externally

The walled and terraced gardens have been landscaped to complement the property's rural surroundings, with several seating areas arranged to make the most of the south- and west-facing aspects. A cedar-clad outbuilding provides both storage and practical utility, while gravel pathways and stone terraces integrate neatly with the architecture of the house. The property also benefits from a very large gated, gravelled parking area that can accommodate 5–6 cars, as well as external house and garden lighting on a timer.

Agents Note

£15 per annum for private water supply.





Local Information

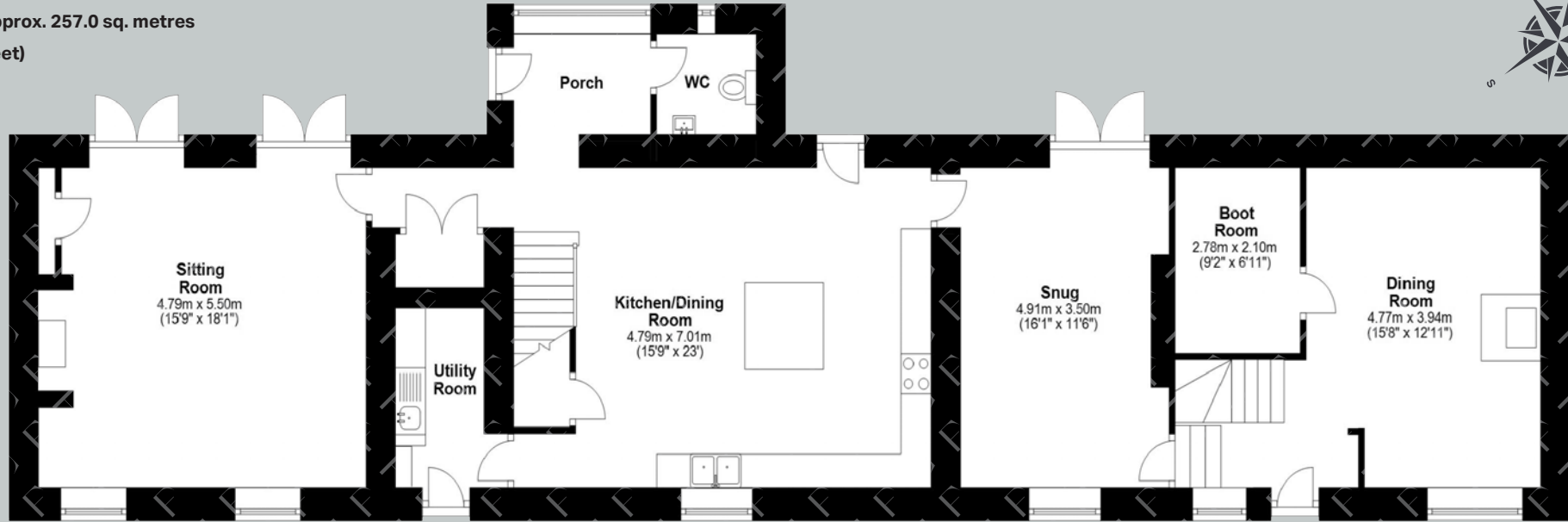
A short 20-minute stroll along a charming country lane leads to the village, where a thriving community enjoys a wealth of amenities. Humshaugh is a small, rural village situated in the picturesque North Tyne Valley, on the doorstep of the Hadrian's Wall World Heritage Site and within the Northumberland National Park. Surrounded by open countryside, the area offers direct access to a network of scenic walks, including the iconic Hadrian's Wall Path, starting right from the property. These include a vibrant village hall hosting regular activities, and the highly regarded Humshaugh Primary School with its adjoining park. The Crown Inn, recently named the best pub in Northumberland for two consecutive years in national awards, is a popular hub for sports car enthusiasts whilst also offering great food and drink, while the nearby George Hotel provides a café, riverside garden, and restaurant. For a more relaxed outing, the River View Café offers a delightful spot to enjoy the surrounding countryside.

The nearby market town of Hexham offers a comprehensive range of day-to-day facilities, including supermarkets, shops, schooling, professional services, and a hospital. Recreational opportunities abound in the area, with golf courses, sports clubs, and Hexham Racecourse all within easy reach. Newcastle city centre is within commuting distance, offering an array of cultural, educational, and shopping facilities.

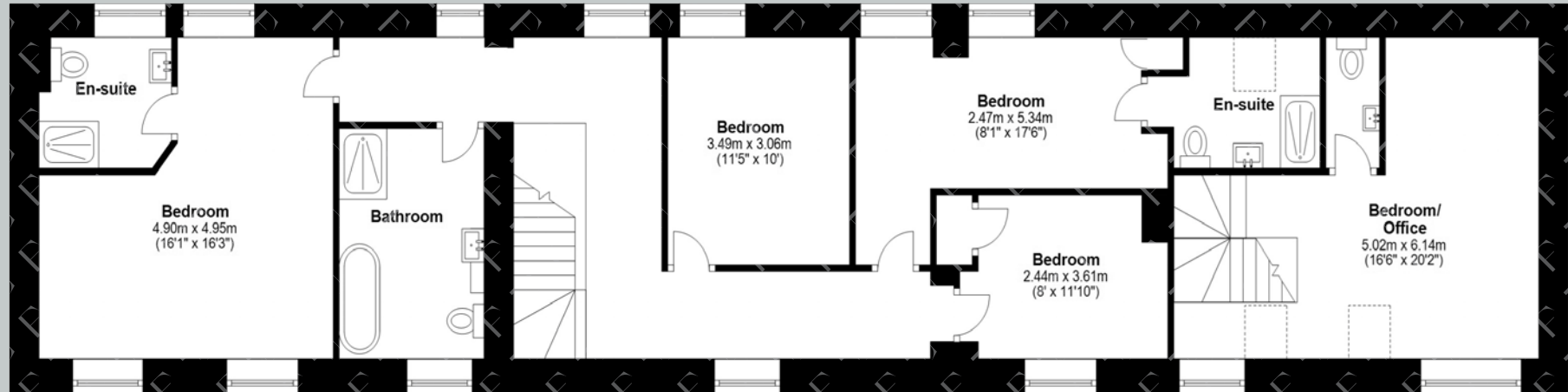
For those travelling further afield, the A69 and the Military Road provide excellent links to Newcastle, Carlisle, and onward connections to the A1 and M6. The rail station at Hexham offers regular services to Newcastle and Carlisle, which connect to the wider UK rail network. Newcastle International Airport is also easily accessible, adding to the excellent transport links in the area.

Floor Plans

Total area: approx. 257.0 sq. metres
(2766.4 sq. feet)



Ground Floor



First Floor

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, Oil central heating (recently installed oil tank), Private Water supply (£15 per annum)
& Private drainage (recently installed, compliant septic tank)

Postcode

Council Tax

EPC

Tenure

N E46 4BJ

Band E

Rating D

Freehold

Viewings Strictly by Appointment

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