

ROSE COTTAGE, ALLENHEADS NORTHUMBERLAND



TO BE SOLD BY AUCTION

Venue: Cumberland Inn, Alston, CA9 3HX

Date: 14th March 2026 at 12midday

Pretty detached stone property set in an elevated position in the popular Northumberland village of Allenheads, Northumberland

Guide Price: £295,000

Buyer's Premium 5% Inc VAT

Rose Cottage, Allenheads, Northumberland

Pretty detached stone property set in an elevated position in the popular Northumberland village of Allenheads. The property benefits from some triple glazing, central heating and surrounding gardens with parking.



Ground Floor

Conservatory

UPVC double glazed with double doors to front, tiled floor and door to:



Entrance

Space for coats and boots, open to kitchen and doors to Bedroom and shower room.



Kitchen/Dining

Large kitchen with space for dining with stone flagged floor. Range of modern floor units, space for fridge freezer, range cooker having window to front, stairs to first floor and inglenook fireplace with log burner.



Shower Room

Modern shower room having low level WC, shower unit with glazed door, pedestal wash hand basin, heated towel rail. Having complementary tiling to sink, shower & floor and window to front aspect.



Bedroom One

Double room with laminate floor window to side and large double radiator.



First Floor

Landing

Open to living room with door to:



Bedroom Two

Large double room having windows to front and rear aspects.



Living Room

Good size living room having windows to front and side aspects and door to:



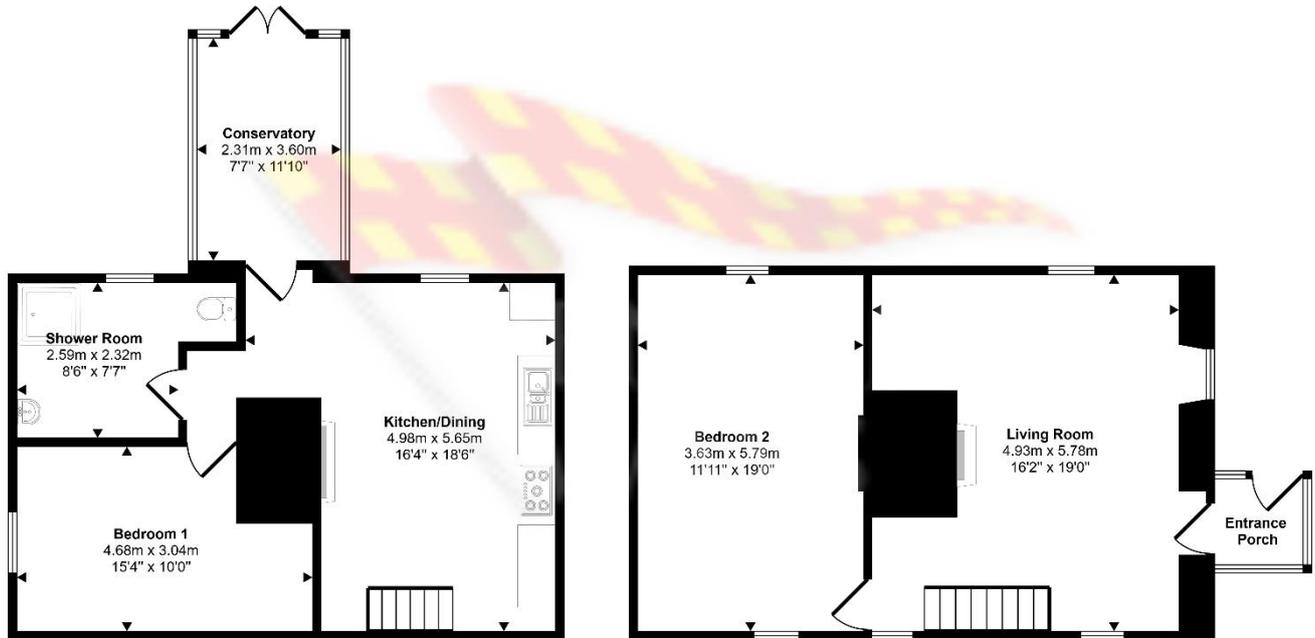
Entrance Porch

UPVC fully glazed porch to side garden with tiled floor.



Floor Plan

Approx Gross Internal Area
112 sq m / 1209 sq ft



Lower Ground Floor
Approx 57 sq m / 616 sq ft

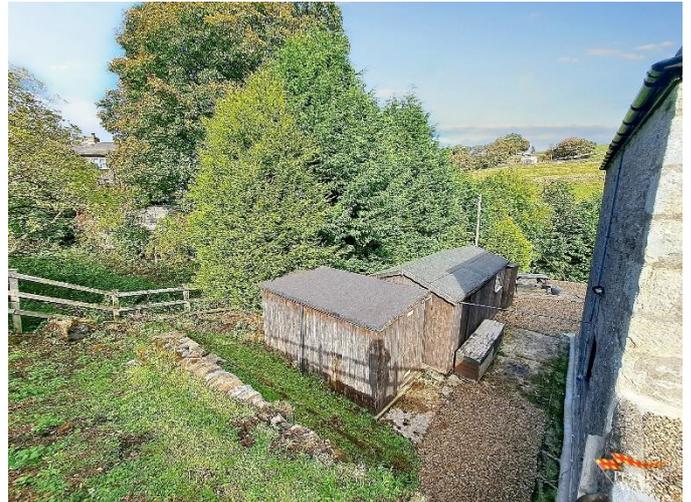
Ground Floor
Approx 55 sq m / 592 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

External

The property benefits from parking, side garden with wooden sheds, gravel area and paths to front and sloped lawn area to front with countryside views.





Services

Interested parties are invited to make their own enquiries of the relevant authorities as to the availability of services.

Energy efficiency rating **E**

Tenure

See Legal Pack.

Land Registry Number – ND164804

Solicitors

Arnison Heelis, 1 St Andrew's Place, Penrith, Cumbria, CA11 7AW

Contact: Theo Lewthwaite - 01768 862007

Local Information

Allenheads is set within the North Pennines Area of Outstanding Natural Beauty (AONB) — one of the most beautiful and unspoiled regions in England.

You're surrounded by dramatic moorland, rolling hills, streams, and wide open skies — perfect for those who love peace, solitude, and raw nature.

Low Light Pollution – Stargazing Heaven

- Allenheads is one of the best places in England for stargazing due to its dark skies — it's close to the Northumberland International Dark Sky Park, one of the largest in Europe.

Creative & Cultural Scene

- Allenheads has a strong artistic community through places like Allenheads Contemporary Arts, hosting exhibitions, workshops, and creative residencies.
- The area is quietly vibrant — there's a café, heritage centre, and regular events that bring the community together.

Peace, Privacy & Quiet

- If you're looking to escape the noise and pace of urban life, Allenheads offers true tranquillity — a calm, restorative lifestyle that's hard to find elsewhere.
- The village sees little traffic, and you'll hear more birdsong and wind in the trees than anything else.

Outdoor Lifestyle

- It's a paradise for walkers, cyclists, nature-lovers, and outdoor enthusiasts.
- There are miles of trails, forest tracks, and country lanes right on your doorstep — plus rare opportunities like skiing when snow conditions are right.



Sense of Community

- Allenheads has a tight-knit, friendly rural community, with a welcoming pub (The Allenheads Inn), local initiatives, and shared spaces that encourage connection.



Directions NE47 9JE

Take the road from the centre of the village past the pub and continue until you come to a bend in the road with a bridge. The track up to the property is on your left marked by our for-sale board. The property is the first on your right as you head up the track.

VIEWINGS are strictly by prior appointment with the sole agent, PENNINE WAYS AUCTIONS LTD. To arrange an appointment, please call Haltwhistle 01434 322277 or Alston 01434 381808.

WELCOME TO PENNINE WAYS AUCTION INTRODUCTION

Welcome to Pennine Ways' auction of interesting property for sale in the North of England. Pennine Ways has been selling and letting property in the North Pennines for a number of decades. It was established in 1991 and auctions are a perfect method of sale for certain types of property. As always, I am pleased by the level of interest our auctions generate. Please read the notes at the end of the catalogue for information about how to bid and if you need any further information, please do not hesitate to contact one of my team. Please note a Buyer's Premium applies to all lots sold of 5%. The Buyer's Premium is inclusive of VAT and there is no minimum fee, so the Premium is always directly related to the hammer price. Payment of 10% of the agreed sale price plus the Buyer's Premium must be made on the day of the auction, payable either by debit card or by bank transfer. Please refer to the auction pack supplied by the vendor's solicitor available online for detailed information on each lot. If you are attending a sale, please give one of our offices a call the day before the auction to double-check the lot you are interested in has not been sold prior to the auction day. I would like to thank the staff at the Cumberland Inn for kindly allowing us to host our auctions, and I would like to thank my team for their work in preparations of our sales. My team & I look forward to seeing you on the day. And remember, if you are unable to attend in person, you can also bid remotely by proxy or by telephone.

Yours faithfully,
Jeremy Higgs Auctioneer,
Pennine Ways Auctions Ltd.

PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD)

Reserve Prices The properties are being offered for sale subject to reserve prices, unless otherwise stated.

Auction Conditions The properties are being offered for sale subject to the relevant RICS Common Auction Conditions. Please refer to the auction pack for more detail.

Questions Any questions relating to the properties being offered for sale should be put to the Auctioneer or to the relevant Solicitor acting for the Vendor prior to the auction.

Vacant Possession Vacant possession of all properties is offered on completion unless stated otherwise.

Special Conditions Special conditions of Sale applicable to each lot will be available and issued by the relevant Solicitor and shall be taken as forming part of the same. Whether or not having inspected the same, the purchaser shall be deemed to purchase with full notice of the Special Conditions and other deeds and documents aforesaid.

Tenure The tenure of all properties is either freehold or long leasehold unless otherwise mentioned.

Particulars of sale The attention of all intending purchasers is drawn to the Particulars of Sale detailed in this catalogue.

Sale prior Although it is not the specific intention of the Auctioneers to sell any lot prior to the sale and any prospective buyers interested in particular lots are invited to check with Pennine Ways the day prior to the sale.

Searches Prospective Purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and bodies.

Sold As soon as the Auctioneer's gavel falls on a bid, a successful bidder is under a binding contract to purchase the relevant property within the terms of the contract.

Measurements and Location Plans All room sizes and site measurements are approximate and may have been scaled and/or reduced from Architects, Land Registry or Ordnance Survey Plans. Each Lot will be sold in accordance with the Title Documents as the Location Plans shown in the particulars are for identification purposes only and do not form part of any contract. Prospective Purchasers are strongly advised to make their own site inspections and investigations regarding the accuracy of all measurements given in the particulars. The photographs included within the particulars are for the purpose of identification and may not represent the exact property.

Services The Auctioneer has not tested any apparatus, equipment, fittings or services and cannot verify that they are in working order. Prospective Purchasers are advised to obtain their own verification.

Legal Packs All legal documentation supplied to us, including Special Conditions of Sale, Leases, Plans, Planning Permissions, Title Deeds and Local Authority Searches, will be available for inspection online. Some of the lots may not have local search results available for inspection prior to the auction. In the case of all lots, the buyer is deemed to have made their own enquiries of the relevant local authority and to purchase with full knowledge of any matters that would be revealed by any search and shall raise no requisition or obligation in respect thereof.

VAT Unless otherwise stated all prices are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessors must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Completion is 28 working days from the date hereof unless otherwise stated.

On The Day Arrive on the day of the Auction in plenty of time for Bidders' Registration, to read the Addendum, view any last minute documentation and hear the Auctioneer's opening announcements – they may affect your lot.

The Auctioneer will be in attendance one hour before the auction. Questions are not invited during the auction. Listen carefully to the Auctioneers' opening remarks. Bid briskly by raising your bidding numbers so that the Auctioneer can see you clearly; leave winking and nodding to the professionals!

On the fall of the hammer, the highest bidder above the reserve is contacted to buy. They will be immediately approached for their deposit and administration fee and will be required to sign the Sale Memorandum before leaving the sale room.

IMPORTANT INFORMATION TO BE READ BY ALL BIDDERS.

What are the advantages of buying at auction? There are many advantages, three of these are: Properties are usually offered at Auction at a competitive reserve price. If more than one person is interested in a particular property, an auction demonstrates free and fair competition enabling the purchaser to buy the property at a price that is competitively achieved against other known bidders. If you are the successful bidder, you know that the vendor cannot withdraw, and that the property is yours on completion.

What does the particulars tell me? The particulars gives you the description of the property, details on how to view each property and the General Conditions of Sale. It is important you read these. These are prepared by the auctioneer, stating the basis on which the auction is carried out.

Should I inspect the property? Yes, it is always wise to inspect the property before bidding. Anyone who is unsure or has any doubts about a property is recommended to seek professional advice. The auctioneer will be pleased to suggest a firm of surveyors and/or valuers to you.

Do I need a Building Society Survey? A valuation carried out by a building society is only required should you need a mortgage. This and any other financial advice or arrangements must be organised before the auction day.

What is the difference between a guide price and a reserve price? A guide price is the auctioneer's opinion only and should not be regarded as anything more. A reserve price is the lowest price the vendor will accept and is not disclosed to any interested parties.

What do I have to pay for on the day? It is important that you have all the finances ready for the day of the auction.

Do I need to pay a deposit? Should you be the successful bidder, deposits are 10% of the hammer price which will be required on the day of the auction.

A BRIEF GUIDE TO BUYING A PROPERTY AT AUCTION

The deposit may be paid either by Debit card or by BACS. There is no surcharge for payments by debit card. Personal cheques, company cheques, credit cards and cash cannot be accepted. Each purchaser will be required to furnish the Auctioneer with the 10% deposit immediately after the property has been knocked down to him or her. A separate payment will be required for each lot purchased. The balance plus VAT (if applicable) will be due upon completion.

Buyer's Premium. The successful buyer will be required to pay the Auctioneer a buyer's Premium of 5% of the hammer price upon exchange of contracts for each property purchased. In the event of non-payment, a deduction of 5% of the hammer price will be made from the amount received before the deposit is applied to the balance.

Should I insure the property and when can I gain access? You will be responsible for insuring the property from the exchange of contracts and it is wise to make arrangements in advance. However, you will not be entitled to keys or access until the sale is completed.

What do I need to bring with me on the day of the auction?

Your auction particulars for directions! You will need to register your personal details along with your solicitor's name, address, telephone number and contact name prior to entering the auction room. You will then be given a bidding number; you must show this clearly to the auctioneer should you be successful. You will also need a 10% deposit, a passport or driver's license and one proof of address, such as a utility bill.

What if I am unable to attend the auction? You will still be able to bid by proxy or telephone.

PROXY AND TELEPHONE BIDS

By setting up proxy or telephone bids, prospective buyers can bid on lots offered for sale without attending the sale room in person. This is helpful if a buyer is unable to attend the auction because of other commitments, live far away, or wish to remain anonymous. The prospective buyer will need to complete a proxy form. You will also need to provide us with Photographic ID, Proof of Address, Proof of funds, Details of chosen Solicitor, Card Details in order that we can take payment of 10% deposit of the sale agreed price or hammer price + 5% buyers' premium and telephone number should you wish to bid by phone. To request a Proxy Form and for more information about this please contact Pennine Ways on 01434 381808 or 01434 322277. You can also email us at info@pennine-ways.co.uk

To view more of our properties for sale or to let, please check our website www.pennine-ways.co.uk

Pennine Ways was established in 1991 and specialises in the sale and letting of property in Northumberland, East Cumbria and Weardale in County Durham. We also have a holiday cottage division, run regular auctions and manage property renovation projects. Just ask any of our team for further information.

Pennine Ways Ltd is a member of the Property Ombudsman



FREE MARKET APPRAISALS

We will be pleased to provide unbiased and professional advice without obligation on the marketing & current value of your present home. Just contact one of our offices to request a valuation.

Pennine Ways Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract, (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (3) no person in the employment of Pennine Ways Ltd has any authority to make or give any representation or whatever in relation to this property. May we also courteously advise that whilst every care is taken to ensure the accuracy of the measurements in these details, please do not incur any expense until you have verified the sizes to your own satisfaction.