

Gardeners Cottage, Burnfoot, Netherton, Rothbury, Northumberland

£315,000



Full Description

SUCCESSFUL HOLIDAY LET WITH STUNNING VIEWS AND ANNUAL INCOME OF OVER £44,000

Gardeners Cottage is an architect-designed stone holiday property in the grounds of the historically significant Netherton Burnfoot farm – originally constructed by Lord Armstrong for the Cragside Estate in the late 1800s and one of the first in the world to be powered by a water turbine.

Tenure: Freehold
Council Tax - on business rates
EPC - C

Tucked away in the south-west corner of Burnfoot, this two-storey cottage has south-facing views over a burn where kingfishers, egrets, deer and otters are regularly spotted and is near to the listed fish pass where spawning salmon and sea trout can be seen.

Situated in the foothills of The Cheviots, this is a wonderful area for

walkers and cyclists with numerous paths and cycle routes direct from the door whilst being only 23 miles from the heritage coast. The peaceful location is surrounded by a protected Site of Special Scientific Interest - designated because of the range of rare birds that nest in the area.

Completed in 2022, using local dressed sandstone and slate, the property consists of three bedrooms, two bathrooms and a large open plan dining kitchen living room.

It is an extremely successful holiday let, with annual bookings of over £50,000 and forward bookings providing a regular income – with or without full management in place.

The front door leads into a bright, spacious open plan living and dining room with beautiful views south through a pair of stone mullioned windows. The sitting area features a traditional dressed sandstone inglenook fireplace, with herringbone handmade brick lining and a contemporary Danish wood burning stove creating a focal point, providing a cosy cottage feel.

The dining area has space for 8 to dine in comfort and has seated up to 12 when large parties have stayed. The exceptionally well-equipped kitchen consists of painted base and wall units with solid oak worktop, complemented with contemporary splash back tiling.

The fully fitted kitchen benefits from an integrated oven, ceramic hob, dishwasher and washing machine as well as a large free-standing fridge freezer. One of the wall units houses the combination boiler, which is connected to a smart Wi-Fi thermostat so that all heating and hot water can be controlled remotely.

There is direct access from the living room to the fully enclosed south-facing garden, surrounded in part by the original sandstone Estate boundary wall. As well as a lawn it features a large terrace – the perfect place to enjoy afternoon and evening sun, as well as the breath-taking views south over the Coquet valley and Simonside hills.

Accessed from the living area is a small lobby that leads to a ground floor double bedroom with dual aspect windows with its own shower room with large shower enclosure, electric shower, white pedestal bidet, WC, chrome heated towel rail, Moroccan glass tile splashback and a tiled floor – all having oak cottage doors with Suffolk latches.

To the left of this is a sizeable understairs storage cupboard, again with the same oak cottage door.

A staircase from the other end of the living area leads upstairs to a bright landing lit by a conservation rooflight, with a lockable storage cupboard in the eaves.

To the right of the landing is a large double bedroom with a vaulted ceiling and dual aspect conservation roof windows with integrated blackout blinds – one allowing lovely views of the burn and meadows beyond, and the other enabling stargazing from bed (the cottage is on the edge of Europe's largest Dark Sky Park). It features a fitted wardrobe and fitted shelves as

well as an oak cottage door with Suffolk latches.

To the left of the landing is a compact shower room with a mains power shower, bespoke glass shower screen, white pedestal hand basin, WC, chrome heated towel rail, Moroccan glass tile splashback and a tiled floor. Beyond that is an L-shaped twin bedroom also with a vaulted ceiling and two conservation roof windows, again with integrated blackout blinds, as well as a large picture window - allowing far reaching countryside views in three directions. It also features fitted shelves, an oak cottage door with Suffolk latches, and a lockable storage cupboard in the eaves.

Outside, the cottage has a fully enclosed south-facing garden, surrounded in part by the original sandstone Estate boundary wall. As well as a lawn it features a large terrace – the perfect place to enjoy afternoon and evening sun, as well as the breath-taking views south over the Coquet valley and Simonside hills.

There is paved, level access to the entrance door, directly from two large allocated parking spaces directly, and further visitor parking is available. As well as its own private garden, the property also benefits from shared use of a recently resurfaced championship tennis court in the grounds.

The house has painted heritage double glazing throughout, cast iron rainwater goods, mains water, a shared sewage treatment plant, mains electricity, superfast fibre broadband, mains LPG central heating provided by a metered estate, cabling installed ready for an EV charging point, and it is insulated to the very latest building regulation standards – having been constructed just over three years ago.

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Annual income in excess of £44,000
- Net return on capital 7.6%
- Forward bookings of £25,000
- All furniture included (valued at £17,000)
- 3 years old, with future-proof EPC 'C' rating
- South facing garden and shared tennis court
- Commercial property for tourism use only
- Stamp Duty of £5,250.00 and no Council Tax

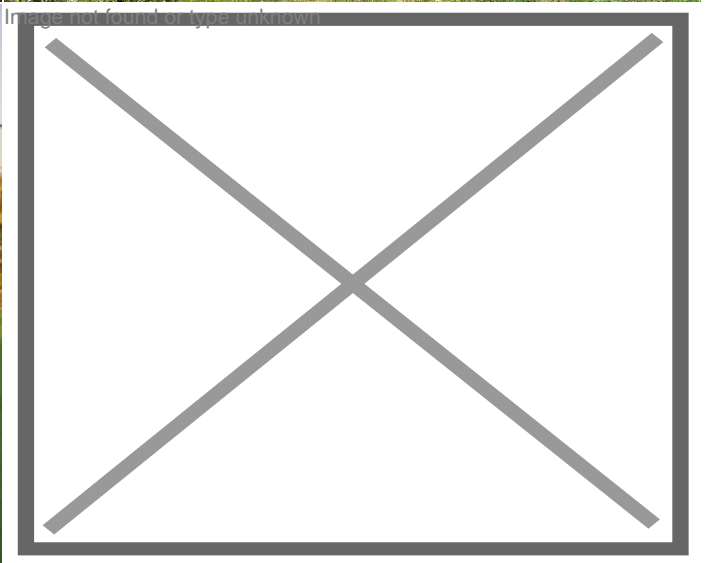
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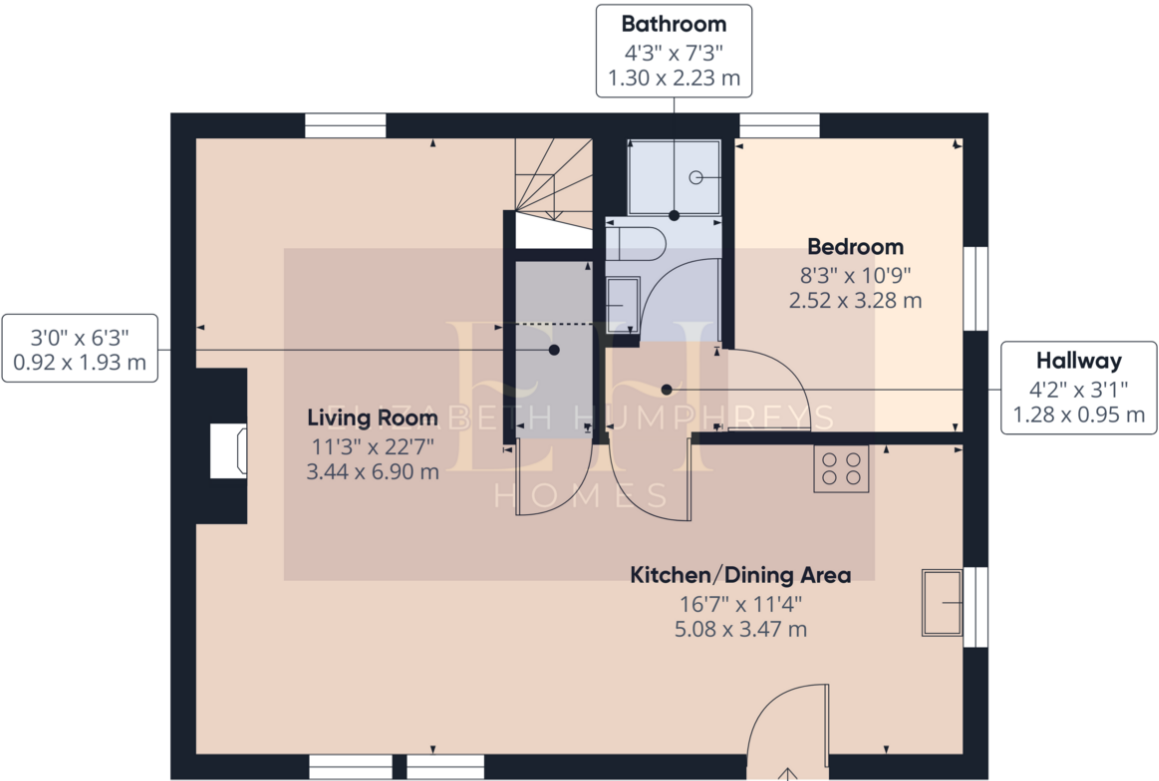
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Ground Floor

Approximate total area⁽¹⁾
604.27 ft²
56.14 m²

Reduced headroom
6.42 ft²
0.6 m²

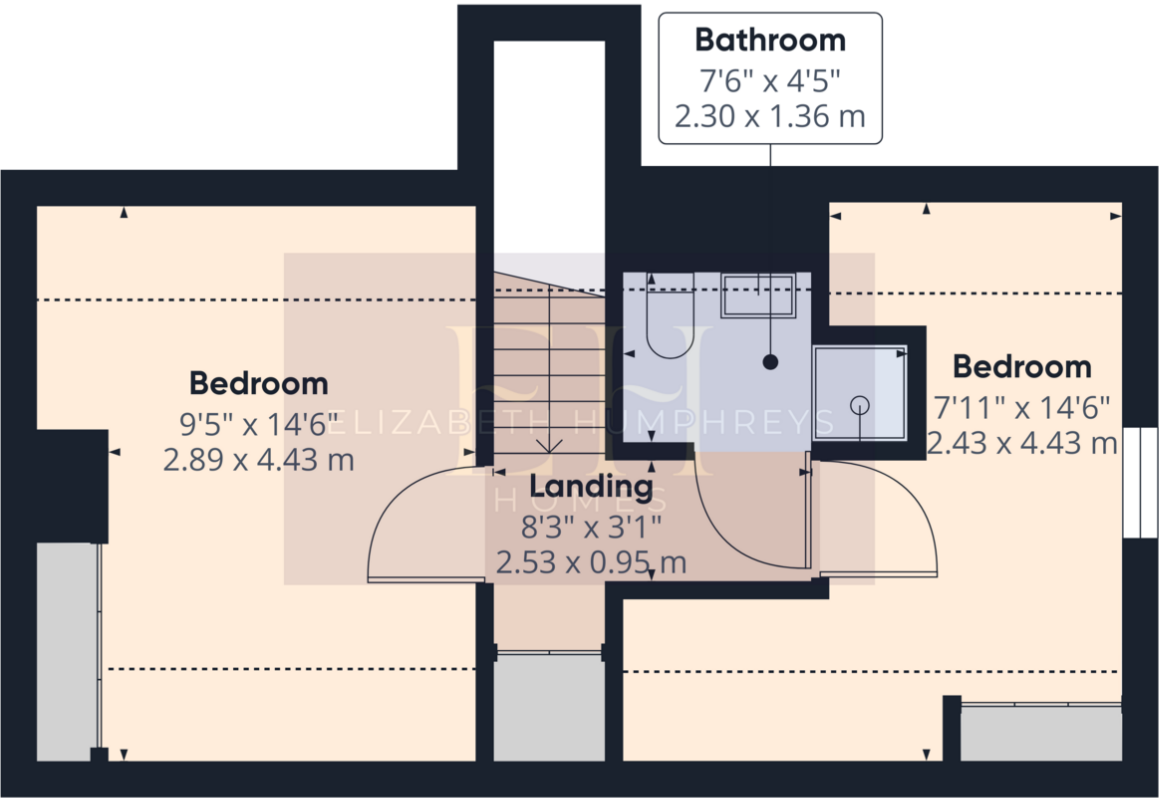
(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 1

Approximate total area⁽¹⁾
355.84 ft²
33.06 m²

Reduced headroom
92.06 ft²
8.55 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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